

Before the Board of Zoning Adjustment, D. C.

Application No. 12009 of Robert H. Gregory, pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from the parking requirements (one space) of Sub-section 7202.1 of the regulations to permit the conversion of a building from a flat to a four unit apartment house in the C-2-A District at the premises 1602-17th Street, N. W. (Square 155, Lot 801).

HEARING DATE: October 21, 1975

DECISION DATE: January 14, 1976

FINDINGS OF FACT

1. The property is located in a C-2-A District.
2. The property is developed with a three story brick building, which currently contains two apartments.
3. The lot contains no parking spaces at present.
4. The proposed use would be four apartment units, requiring one parking space under the term of Article 72 of the regulations.
5. The Dupont Circle Citizens Association had no objection to the application.
6. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION

The Board concludes that the requested variance is an area variance, requiring the proof of a practical difficulty in order to be granted. The Board concludes that the slope of the lot and the configuration of the existing building do provide such a practical difficulty. The Board further concludes that the granting of this variance would not have an adverse affect on the neighborhood, would not be to the detriment of the public good and would not impair the intent, purpose and integrity of the Zone Plan. It is therefore ordered that the application be GRANTED.

VOTE

3-0 (William S. Harps and William F. McIntosh to grant,
Samuel Scrivener, Jr. to grant by proxy, Theodore
Mariani not present to vote, Lilla Burt Cummings, Esq.
abstaining, not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



STEVEN E. SHER
Acting Secretary to the Board

FINAL DATE OF ORDER: MAR 2 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT
IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS
ORDER.