

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12112 of Cletis Freeman, pursuant to Sub-section 8207.11 of the Zoning Regulations, for a variance from the parking requirements (Sub-section 7202.1) to permit the conversion of a single-family dwelling to a flat in the R-5-A District at the premises 1230 Savannah Place, S.E. Square 5946, Lot 60.

HEARING DATE: November 17, 1976

DECISION DATE: November 30, 1976

FINDING OF FACT:

1. Premises were built in 1948, a date prior to the effective date of the Zoning Regulations.
2. Premises are a semi-detached duplex apartment building.
3. Premises were purchased in 1962 by applicant without a Certificate of Occupancy.
4. At time of purchase premises consisted of three separate dwelling units, a basement, first and second floors.
5. Presently, premises are used as two separate dwelling units, a basement-first floor and second floor.
6. The building lot is 98 feet by 24.55 feet.
7. Applicant's one side yard is covered with trees and bushes.
8. There is an alley to the rear of the subject premises covered with shrubbery, trees and a fence that runs the length of the alley.
9. None of the houses on the subject street have parking on the same lots as their buildings.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that because of the condition of this specific piece of property the strict application of Sub-section 7202.1 of the Regulations would result in an exceptional and undue hardship upon the owner of the property. The Board further concludes that the relief herein can be granted without substantial detriment to the public good and without substantially impairing the intent purpose and integrity of the Zone plan as embodied in the zoning regulations and map. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 3-0 (William F. McIntosh, Leonard L. McCants, Esq.,
by proxy and Theodore Mariani)

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

ATTESTED BY:



ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: 1-19-77

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.