

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12134 of Ozzie L. Turner, pursuant to Sub-section 8207.1 of the Zoning Regulations, for area variances from the rear yard (Sub-section 5303.1) and open court (Sub-section 5305.1) requirements to permit a rear yard addition to a dry cleaning establishment and office in the C-2-A District, at the premises 408 H Street, N.E. (Square 808, Lot 6).

HEARING DATE: May 19, 1976  
DECISION DATE: October 25, 1976

FINDINGS OF FACT:

1. The property is in the C-2-A District and is currently utilized as a retail dry cleaning establishment.
2. The owner proposes to construct an addition in the rear to allow the installation of a new boiler, an enclosed garage to allow parking and loading of a delivery vehicle, and the use of the second floor as office space.
3. The installation of the boiler could be made without a variance and the second story is available for expansion. The installation of the garage, necessitating the requested variance, is for the convenience of the owner.
4. The lot is not substandard .

CONCLUSIONS OF LAW AND OPINION

Applicant seeks two area variances requiring a showing of hardship or peculiar and exceptional practical difficulties. The Board is of the opinion that applicant has failed to make any such showing and that the requested variance is sought solely as a matter of convenience. Therefore, it is ORDERED that the application be DENIED.

VOTE: 3-2(Lilla B. Cummings, Esq., Theodore F. Mariani and William S. Harps to Deny. William F. McIntosh and Leonard L. McCants to Grant.)

Application No. 12134  
Page No. 2

ATTESTED BY:   
ARTHUR B. HATTON  
Secretary to the Board

FINAL DATE OF ORDER: 4-21-77