

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14762 of Saeed Rashidi-Yazd and Mohammad Nasseripour, pursuant to 11 DCMR 3107.2, for a variance from the minimum lot area requirements (Sub-section 401.3) for the conversion of a flat into a 3-unit apartment house in an R-4 District at premises 814 Rhode Island Avenue, N.W. (Square 396, Lot 5).

HEARING DATE: March 9, 1988
DECISION DATE: March 9, 1988 (Bench Decision)

SUMMARY ORDER

The Board duly provided timely notice of the public hearing on this application by publication in the D.C. Register, by mail to ANC 3E and by mail to owners of property within 200 feet of the property.

The site of the application is located in Advisory Neighborhood Commission ("ANC") 2C. ANC 2C, which is automatically a party to the application, filed a written statement in support of the application, on the condition that the applicants be required to provide one 32 gallon trash can per unit.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 401.3. No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in opposition in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

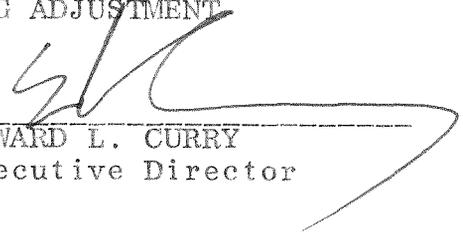
Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107.2, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is GRANTED, subject to the condition that the applicant provide adequate trash storage facilities for each unit.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law.

VOTE: 3-0 (Maybelle Taylor Bennett, William F. McIntosh, and Charles R. Norris to grant; Paula L. Jewell and Carrie L. Thornhill not present, not voting).

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

ATTESTED BY:


EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: JUN 17 1988

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

summary / FORMAT

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



APPLICATION No. 14762

As Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a copy of the Order of the Board in the above numbered case, said Order dated JUN 17, has been mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Mohammad Nasseripour
4601 N. Park Avenue
Chevy Chase, MD 20815

ANC 2C
Garrison Elementary School
1200 S Street, N.W. #201
Washington, D.C. 20009



EDWARD L. CURRY
Executive Director

DATE: JUN 17 1988