

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 15235 of Ira and Germaine Mehlman, pursuant to 11 DCMR 3108.1, for a special exception under Section 2516 to allow the construction of a garage as an addition to a dwelling that is on a theoretical lot in an R-1-B District at premises 2951 Albemarle Street, N.W., (Square 2255, Lot 849).

HEARING DATE: February 21, 1990  
DECISION DATE: February 21, 1990 (Bench Decision)

SUMMARY ORDER

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

The site of the application is located in Advisory Neighborhood Commission ("ANC") 3F. ANC 3F, which is automatically a party to the application, submitted no written issues and concerns relative to the application.

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 special exception pursuant to 11 DCMR 2516. No person or entity appeared at the hearing or otherwise requested to participate as a party 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 3108, 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.

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.

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APPLICATION No. 15235

As Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a letter has been mail to all parties, dated MAR 5 1997, and mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Jack Brady  
1830 T Street, N.W.  
Washington, D.C. 20009

Ira Mehlman  
2951 Albemarle Street, N.W.  
Washington, D.C. 20008

Stanley Steinman, Chairperson  
Advisory Neighborhood Commission 3-F  
4401 Connecticut Avenue, N.W., Suite 205  
Washington, D. C. 20016

  
\_\_\_\_\_  
EDWARD L. CURRY  
Executive Director

DATE: \_\_\_\_\_