

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8483 Stephan H. Alex et ux, appellants

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and carried with Mr. Arthur P. Davis dissenting, the following Order was entered at the meeting of the Board on March 4, 1966.

EFFECTIVE DATE OF ORDER: May 10, 1966

ORDERED:

That the appeal for a variance from the use provisions of the R-5-B District to permit offices of a non-profit organization at 2020 R Street, N.W., lot 126, Square 93, be denied.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) Appellant's property is improved with a three-story building, having, in addition, a ground level basement and attic. The zoning is R-4.

(2) The building was built and occupied as a single-family dwelling but has been used for office purposes by Fore, Inc. without permit.

(3) Appellant desires to permit Fore, Inc., an educational-medical consulting group, to occupy the building.

(4) Appellants claim that the property cannot be economically used for its zoned purpose, a multiple-family dwelling.

(5) The subject property was vacant for approximately one year before the present applicant purchased it.

(6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the appellant has failed to prove a hardship within the meaning of the variance clause of the Zoning Regulations, by failing to establish that because of any unusual condition of the property it cannot be used for its zoned purpose.

We are further of the opinion that the granting of this use variance would substantially impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.