

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8573 Helen E. Johnson Shepherd, Appellant.

The Zoning Administrator District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 4, 1966.

EFFECTIVE DATE OF ORDER -- March 25, 1966.

ORDERED:

That the appeal for a variance of the use provisions of the R-2 District to permit a flat at 5910 Eads Street, NE., lots 6 and 7, square 5258, be granted.

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

(1) Appellant's property is in a R-2 District, improved with a two-story building and basement occupying both lots.

(2) Appellants lots have a 20 foot frontage and contains 2500 square feet of land each.

(3) The building contains 13 rooms and 2½ baths and was recently remodeled.

(4) Appellant claims that the building has always been used as a two family flat.

(5) There was opposition to the granting of the appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations, and that a denial of the request will result in peculiar and exceptional practical difficulties and exceptional and undue hardship upon the owner.

We are further of the opinion that this 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 Map.