

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8628 John W. Giddings, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following amendment to the Order in this Appeal was entered by the Board at its meeting on September 20, 1966.

EFFECTIVE DATE OF AMENDMENT -- Dec. 21, 1966

ORDERED:

The Order of May 20, 1966 partially granting the appeal for variance from the provisions of Section 3301.1 requiring 900 square feet of lot area per unit in conversion from a flat to a three unit apartment at 622-24 North Carolina Avenue, SE., lot 42, square 871, is amended as follows:

That portion of the Order reading "no apartment may be placed in the basement of this building" is deleted from the Order. Instead, the Board approves three apartments in the building, one on the first floor, one on the second and third floors, and one in the basement.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8628 John W. Giddings, appellant

The Zoning Administrator of the 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 30, 1966:

EFFECTIVE DATE OF ORDER: May 20, 1966

ORDERED:

That the appeal for a variance from the provisions of Section 3301.1 requiring 900 square feet of lot area per unit in conversion from a flat to a three unit apartment at 622-24 North Carolina Ave., S.E., lot 42, square 871, be partially granted.

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

(1) Appellant's lot has a frontage of 28.46 feet on North Carolina Avenue and a depth of 70.16 feet. The lot contains 2000+ square feet of land.

(2) Appellant purchased the property in December, 1964.

(3) The lot is improved with a three story duplex building with basement.

(4) The building is now licensed for use as flats. Certificate of occupancy B-48150 issued December 7, 1964 for flats.

(5) Appellant proposes to have three units in the building, one on the first floor, one on the second ~~and third~~ floors, and one in the basement. A separate entrance to the basement is proposed. There is a bath on each floor.

(6) Lot 42 contains 2000+ square feet of land whereas the Zoning Regulations for the R-4 District require 2700 square feet of land in order to convert to three units.

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

OPINION:

The Board approves the use of the building as three apartments, one on each floor. However, no apartment may be placed in the basement of this building.

OPINION cont'd.

The Board concludes that the appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations.

Further, the Board is of the opinion that this variance can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zoning plan as embodied in the Zoning Regulations and Map.