

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 13, 1966

Appeal No. 8852 John W. and Mildred Ivey, appellants.

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 July 18, 1966.

EFFECTIVE DATE OF ORDER -- Sept. 13, 1966

ORDERED:

That the appeal for permission to change a nonconforming use from a tenement house to a flat at 1322 Ridge Place, SE., lot 75, square 5603, be granted.

FINDINGS OF FACT:

- (1) Appellants' property is located in an R-3 District.
- (2) The lot is improved with a two story brick row dwelling having a basement.
- (3) Appellants purchased the property in 1963 and lived on one floor, using the second floor as a separate apartment.
- (4) The premises were formerly occupied and had a certificate of occupancy as a tenement house.
- (5) The adjoining property on either side of appellants' property is being used as a multi-family dwelling.
- (6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the new uses will not affect adversely the present character or future development of the neighborhood. It appears that there are already existing in the neighborhood dwellings not devoted to single family use. The change of this nonconforming use will not, in our view, have a detrimental effect upon nearby and adjoining property.