

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARINGS -- March 22, 1967  
April 12, 1967

Appeal No. 9117 Benjamin Liss et al, 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 April 18, 1967.

ORDERED:

That the appeal for variance from the use provisions of the R-5-A District to permit use of apartment as a laundry pick-up station at 2634 Bowen Road, SE., #101, lot 67, square 5869, be denied.

FINDINGS OF FACT:

- [1] The subject property is located in an R-5-A District.
- [2] The attorney representing the appellant requested that the case be postponed from the March public hearing when originally scheduled and the Board rescheduled the case for the April 12, 1967 public hearing.
- [3] The property is improved with a forty unit apartment building.
- [4] The particular apartment which is the subject of the appeal is an apartment on the ground floor of the building.
- [5] It is proposed to locate a laundry pick-up station in the apartment. The unit will be sealed so that there is only an interior entrance to the unit.
- [6] It is maintained that the unit is now unrentable because of the noise coming from the driveways which are in close proximity to the unit.

[7] There was considerable opposition to the granting of this appeal registered at the public hearing. The record contains letters and a petition signed by 32 residents of the area opposing this appeal.

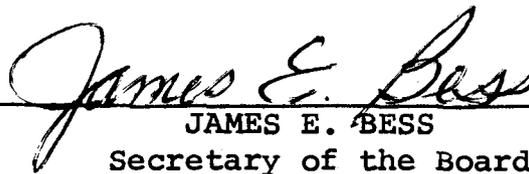
OPINION:

We are of the opinion that this appeal must be denied.

The proposed use is a commercial use of residential property. There is no hardship in this case. The property can be used residentially although the appellant asserts that he has been unable to rent it. The regulations permit a variance from the use when it can be substantiated that the property cannot be used for its zoned purpose. There has been no such showing here.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:   
JAMES E. BESS  
Secretary of the Board