

Before the Board of Zoning Adjustment, D. C.

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

Appeal No. 9122 William T. Cofer, et ux, 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 19, 1967.

EFFECTIVE DATE OF ORDER - August 2, 1967

ORDERED:

That the appeal for variance from the use provisions of the C-M-2 District to permit residential use (rooming house, apartment or flats) at 1351 Wallach Place, NW., lot 806, Sq. 237, be granted.

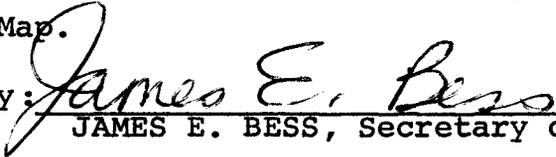
FINDINGS OF FACT:

- [1] The subject property is located in a C-M-2 District.
- [2] The property is improved with a large two-story brick building formerly used as offices and as a rooming house.
- [3] The appellant did not appear at the March 22 public hearing so he was given an opportunity to appear at the April 12, 1967 public hearing.
- [4] There was opposition to the granting of this appeal registered at the public hearing. The record contains a petition signed by 26 residents of the area who oppose this appeal.

OPINION:

We approve the use of this property as flats as appellant has proposed in plans submitted June 27, 1967 and marked BZA Exhibit No. 11.

We are of the opinion that the use of the property as flats will have no adverse affect upon the neighborhood and in fact will substantially improve the property. This residential use will be compatible with the existing residential uses in the area and will have no detrimental affect upon the intent and integrity of the Zoning Regulations and Map.

ATTESTED: By:   
JAMES E. BESS, Secretary of the Board