

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING, July 17, 1968

Appeal No. 9669, W. A. and M. E. McPherson, Appellants

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of July 23, 1968.

ORDERED:

That the appeal of W. A. and M. E. McPherson for variance from the use provisions of the R-5-B Dist. to permit temporary offices and studio use at 1727 Riggs Pl., NW, be DENIED.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B Dist.
2. The property is improved with a 3 story and basement brick bldg and has been vacant for approximately 7 months.
3. Appellant proposes to use the building as quarters for a recording studio for voice only in addition, use as an office and/or the storage of business equipment.
4. Appellant alleges that no musical recording or other loud or noisy use for the premises will be made and that it is expected that the duration of the proposed tenancy will be approx. 6 to 8 months.
5. Appellant alleges that nothing is to be sold from the premises but that recordings are to be made for private and industrial interests as well as for the Federal Government.
6. Additionally, the appellant alleges that the owners present cost of carrying the house has become a financial burden and that although the prop. is for sale, it has not been sold as of this time. No objection to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that this appeal must be denied and that the appellant has failed to prove a hardship as is required under the var.

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clause of the Zon. Regs. Additionally, appellant has not shown that the property cannot be used for its presently zoned purpose. We are further of the opinion that the granting of this use var. would substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zon. Regs. and Map.

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

ATTESTED:

By: _____

GEORGE A. GROGAN
Secretary of the Board