

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 14, 1968

Appeal NO. 9717 Elvin Brincefield, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Arthur B. Hatton dissenting, the following Order was entered at the meeting by the Board on August 14, 1968.

EFFECTIVE DATE OF ORDER - Sept. 6, 1968

ORDERED:

That the appeal for permission to change a nonconforming use from a tenement house to a 3-unit apartment at 1219 Jackson Street, NE., Lots 800 and 801, Square 3932, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a 2-story stucco over frame building with basement. It has approximately 900 square feet per floor. The lot area is a total of about 7,500 square feet.
3. Off-street parking for the proposed 3 units in the building is now provided.
4. Two separate dwelling units, two one-bedroom apartments presently exist on first floor of the premises. The second floor is improved with two kitchens and one bath.
5. Appellant proposes to eliminate one of the kitchens on the second floor and enclose the stairwell leading from the first floor to the second floor thereby making a third apartment. The basement is used for storage and heating facilities.
6. Appellant alleges that the building has contained 3 dwelling units since October of 1955. It is intended to have 2 apartments on the first floor and one on the second floor.
7. There was no opposition to the granting of this appeal registered at the public hearing.

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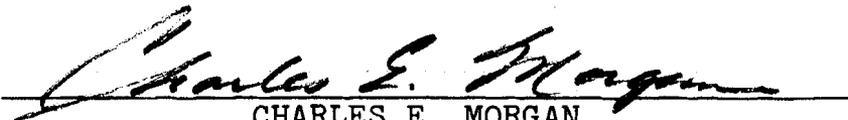
OPINION:

We are of the opinion that the changing of this nonconforming use from a tenement house to a 3-unit apartment house will not adversely affect the present character and future development of the neighborhood. Further, we hold that the granting of the requested relief will not substantially impair the purpose, intent or integrity of the Zoning Regulations and Map.

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

ATTESTED:

By:



CHARLES E. MORGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.