

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December, ¹⁸1968,

Appeal No. 9879 Franklin Federal Savings and Loan Assn., 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 January 7, 1969.

EFFECTIVE DATE OF ORDER - Sept. 5, 1969

ORDERED:

That the appeal for variance from the requirements of Section 3301.1 of the Zoning Regulations requiring 900 square feet of lot area per unit for conversion to four-unit apartment and for a variance of one off-street parking space at No. 64 Rhode Island Avenue, NW., Lot 21, Square 3111, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District and contains approximately 1,413 square feet in area.
2. The property is improved with a 3-story and basement brick building. Presently there is an apartment in the basement of the property and there is an apartment on each floor.
3. Appellant proposes a 4-unit apartment building under Board Order for the premises.
4. Appellant requests waiver of off-street parking required under the Zoning Regulations in that there is no space available on the subject property.
5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Regulations and that a denial of the requested relief to waive off-street parking will result in peculiar and exceptional practical difficulties and undue hardship upon the owner. We are further of the opinion that the requested can be granted without substantial

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OPINION Cont'd

detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Reference is made to the opinion of the Board forming part of the Order in Appeal No. 8631 for statement of the reasons of the Board for granting this and similar appeals.

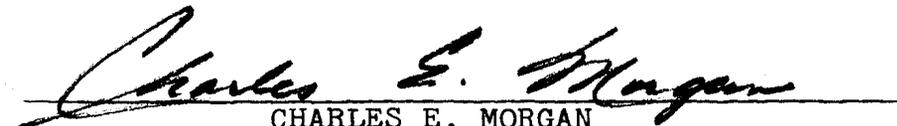
This Order shall be subject to the following conditions:

- [a] Appellant shall limit conversion to three unit apartment building.
- [b] There shall be no unit located in the basement of the subject premises.

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.