(C O P Y)

Appeals #5239 and #5240 PUBLIC HEARING--Sept. 10, 1958

Mr. Scrivener:

I move that the following Order be entered:

ORDERED:

That the apeals of Sligo Parkway Builders, Inc. and Nick and Panagiota Pavlds for a variance from the use provisions of the R-5-B District to permit structural alterations and establishment of offices of non-profit organizations at 201-03 C Street, N.E., lots G and H, square 757, be granted for the following reasons:

(1) As the result of an inspection of the property by the Board, and from the evidence adduced at the hearing, the Board finds that appellant has proven a case of hardship withinthe meaning of the variance clause of the regulations as it is not economically feasible to devote the building to its zoned purpose as residential.

(2) The Board further finds fromtestimony of a real estate broker that the remodeling would contain seven apartments, making a cost per apartment of slightly less than $11,500 per unit. He testifies that the rental income to be produced from apartments of this type prohibits the expenditure of more than $8,000 per unit, including the cost of land.

(3) The building in question was previously used as a nonconforming use which prohibits structural alterations.

(4) There was no objection to the granting of this appeal registered at the public hearing.

(5) The Board is of the opinion that the definite improvements of this "run-down" piece of property warrants the granting of a variance/cause of this exceptional situation and condition of the specific piece of property. We feel that the request can be granted without substantial 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.

Case No. 5239
Exhibit No. 11
BZA

Board of Zoning Adjustment
District of Columbia
CASE NO.16916
EXHIBIT NO.11

Mr. McIntosh: I second the motion. Motion carried with Mr. Clouser being absent.