

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10656 Dorothy Goodwin, appellant.

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 January 19, 1971.

ORDERED:

That the appeal for variance from the requirements of Section 3301 requiring 900 square feet of lot area per unit for conversion of building into apartments and to permit off-street parking spaces less than 10 feet from rear wall of building at 518 First Street, S. E., lot 92, Square 736, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a three story residential building containing two, 2-bedroom apartments under Certificate of Occupancy B 76209.
3. The appellant proposes to add an additional efficiency unit in the basement and to construct a off-street parking space less than 10 feet from the rear wall of the building. (See exhibit2)
4. The appellant alleged that the lot is 73' by 15'. The lot contains approximately 1,722 square feet.
5. The size of the lot is less than required by the Zoning Regulations in the R-4 District, which requires 2700 square feet of land in order to convert to three apartment units.

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6. The Capitol Hill Restoration Society registered opposition to the granting of this appeal.

OPINION:

We are of the opinion that appellant hasnot proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief cannot 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.

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

ATTESTED:

By: _____



PATRICK E. KELLY
Secretary of the Board