

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14757 of Toufik and Doris E. Bouadjemi, pursuant to 11 DCMR 3107.2, for a variance from the off-street parking requirements (Sub-section 2101.1) to convert a single-family dwelling into a four unit apartment house in an R-5-B District at premises 1871 California Street, N.W., (Square 2554, Lot 55).

HEARING DATE: February 24, 1988
DECISION DATE February 24, 1988 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located on the north side of California Street between 18th and 19th Streets, and is known as premises 1871 California Street, N.W. It is zoned R-5-B.

2. The site is currently developed with a three-story plus basement single family brick row dwelling which was constructed in approximately 1902.

3. The immediate area is characterized by mid-rise apartment buildings and townhouses in the R-5-B and R-5-C Districts.

4. The subject site measures 18.07 feet in width and 86.0 feet in depth. There is a drop in elevation from the front to the rear of the site of approximately eight feet.

5. The applicants propose to convert the existing single family dwelling into a four-unit apartment building. The applicants will reside in one of the units and lease the other three.

6. The Zoning Regulations require that the applicants provide two on-site parking spaces for the proposed use. The applicant will not provide any parking on-site. A variance from the Zoning Regulations of 100 percent is therefore required.

7. The existing structure pre-dates the Zoning Regulations and occupies nearly 100 percent of the lot.

8. There is no alley access to the rear of the site. There is a narrow pedestrian walkway and steps which lead to