

PUBLIC HEARING--September 30, 1964

Appeal #7927 Morris Goldberg, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 7, 1964:

ORDERED:

That the appeal for a variance from the provisions of Section 3301.1 of the Zoning Regulations requiring 900 square feet of land area per unit in conversion of single-family dwelling into a three unit apartment building at 714 - 9th Street, S.E., lot 44, square 950, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 16.33 feet on 9th Street, a depth of 100.37 feet to a 30 foot wide public alley in the rear. The lot contains an area of 1647 square feet of land area.

(2) The lot is improved with a two story and basement row dwelling.

(3) The lot contains an area of 1647 square feet of land whereas regulations in the R-4 District require 2700 square feet of land in order to convert to the three units.

(4) Appellant intends to convert each floor to contain two bedrooms, kitchen and living room.

(5) There was objection from the Restoration Society and from the Capitol Hill Southeast Citizens Association on the grounds that the building already over-occupies the lot and the square footage is too far short of the requirements and recommends a two apartment unit building.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the regulations, and that a denial of the request will result in peculiar and exceptional practical difficulties and exceptional and undue hardship upon the owner. In the opinion of the Board, from an examination of the plans for this conversion, the units will be ample in size and area to provide good livable quarters for the three units.

In view of the above we are of the further opinion that this relief 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. We are further of the opinion that the area and arrangement and light to these units is satisfactory.