

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--November 25, 1964

Appeal #8007 Raymond L. and Margaret C. Baker, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on November 25, 1964:

ORDERED:

That the appeal for a variance from the minimum lot area requirements of the R-3 District, for a variance from the lot occupancy and rear yard requirements to permit erection of a dwelling and for a variance from the provisions of Section 1302.1 of the Zoning Regulations to permit subdivision of lot at 1659-61 - 35th Street, N.W., lot 217, square 1291, be denied without prejudice to consideration of a new appeal which would permit the construction of two row dwellings and the razing of the nonconforming store and apartment now located on a part of the property for the following reasons:

(1) The Board is of the opinion that the gerrymandering of lot lines requested in the instant appeal would not be in harmony with the intent and purpose of the regulations governing the R-3 District at this location, and;

(2) The lot occupancy and rear yard variance requested would tend to have adverse impact upon the value and stability of nearby homes.