

PUBLIC HEARING--December 16, 1964

Appeal #8018 Benjamin Margolin appellant.

The Zoning Administrator, District of Columbia, appellee

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1964:

**ORDERED:**

That the appeal for a variance from the minimum lot width and side yard requirements of the R-2 District to permit the erection of single-family dwelling adjacent to 3511 - 30th Street, N.W., lot 19, square 2068, be granted.

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

(1) The subject property is a nonconforming lot containing only 3,375 square feet as compared to the 4,000 square feet required and the lot is 25 feet wide as compared to 40 feet required in Section 3301.1.

(2) The planned single-family residence will occupy only 18 percent of the lot as compared to the 40 percent permitted coverage in Section 3303.1.

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

**OPINION:**

We are of the opinion that by virtue of exceptional narrowness and size of this property the Board is justified in granting this variance by virtue of the authority of Section 8207.11.