Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--March 17, 1965

Appeal #8100-01-02. L. Wilbur Engleman, Alfred M. Groner and Marlan Investment Company, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on March 24, 1965:

ORDERED:

That the appeal for a variance from the minimum lot width and area requirements of the R-4 District to permit erection of four single-family dwellings at 914-18-20 Eye St. S.E., lots 802, 801 and 800, square 950, be denied.

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

(1) Appellant's property, which is located in the R-4 District, has a frontage of 65.54 feet on Eye Street, a depth of 91 feet on the west side of theproperty, then extends 53.21 feet to the east, then south 21 feet, then east 12.33 feet and back to the point of beginning on Eye Street. Due to the irregular shape of the property it was necessary for the appellant to gerrymander his lot lines in order to provide parking in the rear from the public alley which extends approximately half way across the rear of the property.

(2) Regulations for the R-4 District for row dwellings requires a frontage of 18 feet and a lot area of 1800 square feet of land. The property as proposed will have frontages of 16.33 feet for three lots and 16.55 for one lot. The lots will contain areas of 1338.78, 1310.55, 1390.74 and 1664.93 square feet of land.

(3) There was no objection to the granting of this appeal registered at the public hearing. The Capitol Hill Southeast Citizens Association and the Capitol Hill Restoration Society voted in favor of the granting of this appeal, stating that the development of the lots will be an improvement to the neighborhood.

OPINION:

It is the opinion of this Board that appellant should be limited to three row buildings only, as the property is ideally suited for the development of three row dwellings with an area of approximately 1901 square feet of land and frontages of approximately 21 feet each.

We are futher of the opinion that the development of four buildings on this property will not be in keeping with the neighborhood, or with the spirit and purpose of the minimum lot width and area regulations.