

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--March 17, 1965

Appeal #8114 Saul Jolles, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Messrs. Clouser and Scrivener dissenting, 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-2 District to permit erection of four semi-detached dwellings at south side of Grant Street, N.E., east of 46th Street, lots 12, 13, 14 and 15, square 5145, be granted.

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

(1) Appellant's lots have a frontage of 25 feet each on Grant Street and a depth of 100.50 feet to a 15 foot public alley in the rear. Each lot contains an area of 2512.50 square feet.

(2) Present zoning regulations for the R-2 District require 3,000 square feet of land per lot and a frontage of 30 feet. Appellant's proposed lots are deficient by 487.50 square feet and 5 feet frontage.

(3) Appellant is unable to acquire additional land to make his lots conform to the present regulations.

(4) Appellant's lots compare favorably in width and area with other lots in the neighborhood.

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

OPINION:

The Board is of the opinion that appellant has proven exceptional and undue hardship inherent in the land resulting in exceptional and undue hardship upon him. We are further of the opinion that the design and location of the improvements are in harmony with the existing construction within the block and their erection will have no adverse affect upon the value and stability of the district in which located.