

PUBLIC HEARING--April 14, 1965

Appeal #8125 Janetta H. Goddard, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on April 20, 1965:

ORDERED:

That the appeal for a variance from the lot occupancy, rear yard, open court and FAR requirements of the R-4 District, and for a variance from the provisions of Section 3301.1 of the Zoning Regulations requiring 900 square feet of land area per unit for conversion of building into three apartment units at 615 Keefer Place, N.W., lot 6, square 3041, be denied.

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

- (1) Appellant's lot has a frontage of 19.50 feet on Keefer Place, a depth of 77.5 feet to a 15 foot wide public alley in the rear, and contains an area of 1511.25 square feet of land.
- (2) This building, which is one of a row of attached buildings, consists of two stories and basement in which appellant proposes to provide three apartments, one on each floor.
- (3) The Zoning Regulations for the R-4 District provide that in order to convert to apartment use a building must contain 900 square feet of land area for each unit, which in this instance would be 2700 square feet of land. Appellant's lot contains 1511.25 square feet which is deficient by 1188.75 square feet.
- (4) There was no evidence by appellant that off-street parking would be provided for these three apartments.
- (5) There was considerable opposition to the granting of this appeal registered at the public hearing by persons residing in the immediate neighborhood. This objection was predicated upon the contention that there is limited parking in the area; that it was erected as a private residence and converted to apartments illegally; that most of the buildings in this block are one family dwellings, and that the premises are in an unkempt condition and that the conversion will deteriorate the residential character of the neighborhood and depreciate property values. This testimony was not refuted by the appellant.

OPINION:

The Board is of the opinion that appellant has not proven a case of hardship within the meaning of Section 8207.11 of the Zoning Regulations, as the conversion of this small property into three apartments would be in complete derogation of the provisions of Section 3301.1 of the Zoning Regulations.

We are further of the opinion that the contention of those in opposition is substantiated by the facts, ~~it~~ and that the granting of this appeal would result in substantial detriment to the public good and would impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING—June 16, 1965

Rehearing of appeal #8125. Janetta H. Goddard, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on June 22, 1965:

ORDERED:

That the rehearing of the appeal for a variance from the lot occupancy, rear yard, open court and FAR requirements of the R-4 District and for a variance from the provisions of Section 3301.1 of the Zoning Regulations requiring 900 square feet of land area per unit for conversion of building into three apartment units at 615 Keefer Place, N.W., lot 6, square 3041, be denied.

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

(1) This appeal was heard on April 14, 1965 and denied by the Board on April 20, 1965.

(2) Thereafter appellant requested and was granted a rehearing of the appeal which was heard at public hearing on June 16, 1965. The Board again on June 22, 1965 denied the appeal.

(3) Inasmuch as no new evidence was submitted at the rehearing to change the Board's action, the Order in this appeal entered on April 20, 1965 is reaffirmed and the appeal is therefore denied.