

PUBLIC HEARING--June 16, 1965

Appeal #8256 E. F. von Marbod, et al. appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Harps not voting, the following order was entered on June 22, 1965:

ORDERED:

That the appeal for a variance from the provisions of Section 3301.1 of the Zoning Regulations requiring 900 square feet of land area per unit to permit the addition of one household unit at 512-514- 2nd St. S.E., lots 55 and 56, square 765, be granted.

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

(1) Appellant's lots each have 1900 square feet of land with a nineteen foot wide frontage on each lot and depths of 55 feet. There is an alley at the rear 15 feet in width.

(2) This property is improved with two three-story row houses each containing two units. Appellant desires to add one additional unit to each building for a total of one unit per floor.

(3) Each lot contains an area of 1900 square feet of land whereas regulations in the R-4 District require 2700 square feet of land in order to convert to three units.

(4) Appellant is unable to acquire additional land to make these buildings conform to regulation requirements.

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

(6) These units will consist of living and dining room, kitchen, bath and one bedroom.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the statute, and that a denial of the request will result in peculiar and exceptional practical difficulties and exceptional and undue hardship upon the owner.

We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map. We are further of the opinion that the area and arrangement and light to these units is satisfactory.