

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING--July 14, 1965

Appeals #8279 and #8280. Nicholas Fischer Corp. and Ryant Corp. appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on July 14, 1965:

ORDERED:

That the appeals for a variance from the minimum lot frontage requirements of the R-4 District to permit erection of two single family/^{row} dwellings at 413 - 5th St. N.E., lot 803, square 836 and two single-family row dwellings at 418 - 6th St. N.E., lot 808, square 836, be granted.

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

(1) Appellant's lots on 5th Street have a frontage of 14.96 feet each and the lots on 6th Street have frontage of 15.63 feet each. The lots all have sufficient lot area to meet requirements of the Zoning Regulations.

(2) Appellant proposes to erect two row dwellings on 5th Street and two row dwellings on 6th Street.

(3) Appellant is unable to acquire additional land to make his lots conform to the present regulations. These lots, however, would meet the 80% requirements of the Zoning Regulations.

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

(5) There was no objection to the granting of these appeals registered at the public hearing. The Capitol Hill Southeast Citizens Association and the ~~Capitol~~ Capitol Hill Restoration Society have written letters to the Board in favor of the granting of these appeals.

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 the owner. The Board is further of the opinion that the location and design 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.