

PUBLIC HEARING--Sept. 22, 1965

Appeal #8368 C. H. Conner, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on September 28, 1965:

ORDERED:

That the appeal for a variance from the minimum lot width and area requirements of the R-4 District to permit conversion of two single-family dwellings to two two-family flats at 639 and 643 C St. N.E., lots 52 and 54, square 865, be granted.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lots have frontages of 15.37 and depths of 99.05 and 102.22 feet to a sixteen foot public alley in the rear for lot 52 and 15.32 and depths of 105.39 and 108.55 feet to a sixteen foot wide public alley in the rear for lot 54. Lot 52 contains an area of 1544.74 square feet and lot 54 contains an area of 1641.99 square feet. Regulations require a minimum lot area of 4,000 square feet and a minimum width of 40 feet.

(2) Appellant stated at the hearing that the type and occupancy of this neighborhood is multi-family and that single-family dwellings are not in character with the neighborhood.

(3) There was no objection to the granting of this appeal registered at the public hearing. The Capitol Hill Restoration Society favors the granting of this appeal.

OPINION:

We are of the opinion that appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations and that a denial of the appeal would result in undue hardship upon the owner.

We feel that the change-over from single-family dwellings to flats is justified due to the character of the neighborhood in which located which is predominantly for multi-family use. In view of this we are of the further 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.