

PUBLIC HEARING—Nov. 17, 1965

Appeal #8456 William A. Travin, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on November 24, 1965:

ORDERED:

That the appeal for a variance from the minimum lot area and width requirements of the R-4 District to permit erection of two dwellings at 237-239 - 10th St. St. E, lots 818 and 819, square 944, 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 fifteen feet each on 10th Street and depths of 105.87 feet to a twenty foot wide public alley in the rear. The lots each contain an area of 1588.05 square feet whereas the R-4 District requires an area of 1800 square feet and eighteen foot frontages.

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

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

(4) There was no objection to the granting of this appeal registered at the public hearing. The Capitol Hill Restoration Society and the Capitol Hill Southeast Citizen Association have written in letters in favor of the granting of this appeal.

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. We are therefore of the opinion that failure to grant relief in this case would result in due hardship upon the appellant.

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 its erection will have no adverse affect upon the value and stability of the district in which located.