

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING --- December 15, 1965

Appeal No. 8493 Joseph H. Tashoff, et al, appellants

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and carried with Messrs. William S. Harps and Arthur P. Davis dissenting, the following Order was entered at the meeting of December 22, 1965.

ORDERED:

That the appeal for a variance from the provisions of Section 3301 of the Zoning Regulations requiring 900 square feet of land area per unit for conversion of two unit flat to a three unit apartment building at 143 - 13th Street, N.W., lot 108, square 1034, be denied.

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

(1) Appellants' property is improved with a two story building with basement.

(2) The lot has a frontage of 17 feet on 13th Street and a depth of 82 feet. The lot contains an area of 1394 square feet of land.

(3) Section 3301 of the Zoning Regulations requires that there be 900 square feet of land per unit for conversion in the R-4 District. Under the regulations, the appellant would be required to provide 2700 square feet of land to convert to three units.

(4) The property is 1306 square feet short of the regulation requirements.

(5) The property is now occupied by a single family. There is presently one kitchen in the house on the first floor.

(6) Appellant purchased the property for \$12,000 and rents the property for \$125.

(7) Appellant claims that it is not economically feasible to limit the remodeling of this building to a two apartment dwelling. It is estimated that it would cost \$10,166 per unit for three bedroom units and \$12,827 per unit for two bedroom units.

(8) The Capitol Hill Restoration Society and the Capitol Hill Southeast Citizens Association oppose the granting of this appeal.

OPINION:

The Board is of the opinion that the appellants have failed to establish a hardship in this case within the meaning of the variance clause of the Zoning Regulations.

The facts are very similar to Appeal 8492 decided this date. As to the reasons for denying this appeal, the Board refers to its opinion in Number 8492.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8493 Joseph H. Tashoff, et al, appellants

The Zoning Administrator of the District of Columbia, appellant

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 4, 1966.

ORDERED:

That the withdrawal of the petition for rehearing of the appeal for a variance from the provisions of Section 3301 of the Zoning Regulations requiring 900 square feet of land area per unit for conversion of a two-unit flat to a three unit apartment building at 143 - 13th Street, N.E., lot 108, square 1034, be accepted with prejudice.