

PUBLIC HEARING—December 15, 1965

Appeal #8514 John D. Walker, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Davis dissenting, the following Order was entered on December 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 in conversion of dwelling into a three-unit apartment building at 502 - 1st Street, S.E., lot 100, square 736, be denied for the following reasons:

(1) From the records and the evidence adduced at the hearing, the Board is of the opinion that appellant has failed to prove a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations as the lot in question has a frontage of only 15 feet on 1st Street and a depth of ~~35 feet~~ 58 feet with a lot area of only 870 square feet of land which does not meet the provisions of Section 3301.1 of the Zoning Regulations for only one unit, whereas appellant has requested a three-unit apartment building.

(2) It is the opinion of the Board, in view of the facts above, that to grant appellant's request would not be within the intent and purpose of this provision of the Zoning Regulations and would therefore impair the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.

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