

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--January 12, 1966

Appeal No. 8535 Verna S. Sanford, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on January 18, 1966:

DATE OF THE ORDER--February 15, 1966

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 for conversion of building into a multiple dwelling, at 10 Third Street, NE., lot 838, Square 759, be denied without prejudice.

FACTS:

(1) Appellant's lot has a frontage of about 20 feet on Third Street. The lot contains an area of 1987 square feet of land.

(2) The property is improved with a brick building consisting of an English basement and two stories.

(3) Appellant now uses the property as flats and rooms. The building is licensed as flats. It is proposed that the building be converted into six apartments.

(4) The lot contains an area of 1987 square feet of land whereas regulations in the R-4 District require 5400 square feet for the six proposed apartment units which is 3413 square feet deficient of the requirements.

(5) There was opposition to the granting of this appeal registered at the public hearing by persons residing in the neighborhood and by the Capitol Hill Southeast Citizens Association and the Capitol Hill Restoration Society.

OPINION:

The Board is of the opinion that the property in this area which has been developed on a single-family basis with very few conversions should be protected. Conversion of this small property to a multiple dwelling would have an adverse impact on the value and stability of the single-family homes and would not be consistent with neighborhood development. Although the Board has granted variances to the 900 square feet requirement, the Board is of the opinion that the variance sought in this appeal is too extensive.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1966

Appeal No. 8535 Verna S. Sanford, Appellant.

The Zoning Administrator District of Columbia, Appellee.

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

EFFECTIVE DATE OF ORDER -- April 7, 1966

**ORDERED:**

That the Order dated February 15, 1966 be amended to show that a variance from the provisions of Section 3301.1 of the Zoning Regulations requiring 900 square feet of land area per unit for conversion of building to a multiple dwelling at 10 Third Street, NE., lot 838, square 759 be conditionally granted.

From the records and evidence presented, the Board finds the following facts:

(1) The facts set forth in the Order of February 15, 1966, are the same except that appellant has abandoned the proposal for six apartment units.

(2) Appellant appeared before the Board at its hearings of February 23, 1966 and stated that he proposes to have three apartment units and now wishes to use the accessory building for studios.

(3) The Capitol Hill Southeast Citizens Association has express its endorsement for the plan presented to the Board in February.

**OPINION:**

After considering the new evidence, the Board is of the opinion that the new proposal is consistent with the development of this neighborhood. The granting of this variance will not offend the intent and purpose of the Zoning Regulations and Map. The current proposal for the use of these premises is not likely to result in overcrowding of the lot and will have no adverse affect upon neighboring property.

The Order shall be subject to the following conditions:

- (a) That there be only one apartment on each floor of the main building.
- (b) That the rear building be rented as studios to tenants of the main building.
- (c) That there be no use of the alley building as a residence.