

Before the Board of Zoning Adjustment, D.C.  
PUBLIC HEARING January 12, 1966

Appeal #8545 Patrick A. O'Boyle, Catholic Archbishop of Washington,  
appellant

Zoning Administrator District of Columbia, Appellee.

On motion duly, made seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 18, 1966.

ORDERED: Effective Date of this Order -- February 28, 1966

That the appeal for variance from minimum lot dimensions to permit subdivision of existing property into 15 lots for erection of single-family dwellings; variance from FAR, percentage of lot occupancy and side yard requirements to permit remodeling of the existing school-multiple dwelling into 14 apartments in the R-4 District, or in alternative variance from minimum lot dimensions to permit resubdivision of existing property into 18 lots for erection of single-family dwellings, at 310 - 8th Street, S. E., lots 809 and 810, square 924, be partially granted.

As a result of the inspection of the property and from the record and the evidence adduced at the hearing the Board finds the following facts:

- 1) The property in question has been owned for some years by the Catholic Archbishop and contains one large building containing three stories and a basement, which has been used in the past as a convent.
- 2) The appellant submitted two plans for Board consideration as follows:
  - a) Convert the existing structure into a 14-unit apartment building, and subdivide the remaining property into 15 lots for single-family houses.
  - b) Second Plan calls for the removal of the existing structure and the subdivision of the property into 18 lots for single-family houses.
- 3) In either proposal the houses fronting on 8th Street would have lots smaller than normal for the district in regard to the width.
- 4) The Capitol Hill Restoration Society raised some question regarding the plans, and their spokesman finally indicated that they would be willing to go along with proposal "B".
- 5) There was other opposition from residents of the neighborhood.

OPINION:

The Board is of the opinion that the plan for a 14-unit apartment

building and 15 townhouses would overcrowd the site and not be consistent with the intent and purpose of the Zoning Regulations for the R-4 District.

The Board finds Plan "B" which calls for 18 single-family row houses to be more consistent with developments in the neighborhood. However, the Board does not believe there is sufficient hardship to grant all 18 lots as requested. Therefore, the Board approves 17 lots with further modifications as follows:

a) There will be 10 lots on C Street and 7 lots fronting on 8th Street.

b) The proposed 12-foot wide easement running between 9th Street and the rear alley will be deleted from the plan and the six houses on C Street being closest to 8th Street will have off-street parking within the structures accessible from C Street.