

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- July 13, 1966

Appeal No. 8846 Gray Capitol Properties, Inc., appellant.

The Zoning Administrator of the District of Columbia, appellee.

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

EFFECTIVE DATE OF ORDER -- August 12, 1966

ORDERED:

That the appeal for a variance from the minimum lot area requirements of the R-2 District to permit semi-detached dwelling at 5368 Grant Street, NE., lots 31 and 813, square 5210, be granted.

FINDINGS OF FACT:

- (1) The subject property was inspected by the Board on July 11, 1966. The land is located on corner lots and is unimproved.
- (2) Under Section 3301 of the Zoning Regulations, semi-detached dwellings in the R-2 District must be built on lots having a minimum lot width of 30 feet and a minimum lot area of 3000 square feet.
- (3) The total land area involved in this appeal consists of 11,683 square feet which is only 317 square feet less than the area required to subdivide the land into 4 lots containing 3,000 square feet each as required by the Zoning Regulations.
- (4) The appellant has proposed 4 lots, three of which would meet the area requirements of the Regulations and one of which would contain 2,652 square feet. It is for this latter lot that variance is requested.
- (5) Appellant proposes to provide off-street parking for the new buildings on the lots.
- (6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion appellant has established a hardship and that the requested variance will not adversely affect the neighborhood.

In granting this appeal the Board varies the original request of the appellant and requires 4 lots to be created in the following manner proceeding from 54th Place, NE. The first lot shall contain 3,000 square feet and have a frontage on Gay Street of approximately 44 feet. The next lot shall contain approximately 2,481 square feet and have a frontage on Gay Street of approximately 37 feet. The next lot shall have an area of approximately 2,841 feet and a frontage of not less than 30 feet on Gay Street. The last lot shall be as originally proposed, and shall contain 3,013 square feet and have a frontage of 30.5 feet on Gay Street.