Comparison of Land and Development Involved in Heu Application, BZA 17124, with Abutting Land and Land that Abutting Land Abuts in Square 866 Heu's Existing Condition, Proposed, and Alternatives Compared with Others' Properties Highlighting Their Corresponding Non-Conformities

The land in this comparison was all part of the original subdivision of the first lot at its northwestern corner, lot 6, in Square 866, which, in 1866, was divided into lots 42 and 43. These early if not original lots included the premises now known as 601, 603, and 605 Massachusetts Avenue, NE, along with 211 and 213 Sixth Street, NE. These present lots were created through a series of subdivisions and at least one technical adjustments of lot lines, the most recent of which was effected in 1958.

In 1958, Heu's present lot, lot 809, was created from all of former lot 807 along with a sliver of land from adjacent former lot 806 that is 0.37 feet wide running from its Massachusetts Avenue property line back to a point 6.1 feet from the point at which the rear 32.65 foot long section of the side yard line ends and bends to head to Massachusetts Avenue to which it is then perpendicular, as is the entire (unspecified) length of the sliver. The change was recommended by the Tax Division under reference 1953-86. This adjustment apparently redrew the lot line to run to the actual middle of the common division wall between the buildings sitting on what is now known as 601 and 603 Massachusetts Avenue, NE. (Assessment and Taxation Plat 3436-U), copy attached, creating present lots 808 and 809 from former lots 806 and 807. Land areas below from tax records. *Estimates italicized.* Some calculated areas assume parallel lot lines.

Owner Name (from Tax Records)	Street Address (all NE)	Sq. 866 Lot	Use	Land Area. (Tax. Records)	Area of Principal Building (incl. Porch)	Percent of Lot Prin. Bldg. Occupies	Additional Occupancy (Building, Era, Pct.)	Rear Yard Depth *(Est.)*	Width at Street Frontage (14' Req.)	Depth of Lot	Average Width of Lot (Area/Depth)
Howard Heu **(Existing)**	601 Mass Ave	809	Dry-Cleaning Drop-off and Pickup	1,540	*640*	*41%*	**Pre-58** Shed (about **6 %** lot coverage)	*60'* (conforms)	34.87	*82' average (from OP)*	*18.78*
(same) **(Flat, "As Filed" now supplanted)**	(same)	(same)	**Flat** (with dry-cleaning)	(same)	*1,309*	*85 %*	No, removed	*18'* **(not conforming *)**	34.87	82'	18.78
(same) **(Flat, Revised)**	(same)	(same)	**Flat** (with dry-cleaning)	(same)	*1,261*, possibly less	*82 %*	No, removed	20' (will conform)	34.87	82'	18.78
* But, see §404.4, which appears to allow significant extensions into required rear yards where the yard is occupied by any pre-1958 buildings of which the shed is one (not just "principal" buildings)											
Ilinca Bartolomeu	603 Mass Ave	808	**Row dwelling**	1,197	*At least 805*	***At least 67.3 %***	*Shed (Date? Occupancy about **5 %**)*	*Range 0-28' **Average Under 20'***	19.62	*70' (derived from 3 mid-points: front, porch, rear)*	*17.1*
Richard J. Murringer	605 Mass Ave	803	**Row dwelling**	1,228	*At least 802*	***At least 65.2 %***	*Shed (Date? Occupancy about **5 %**)*	*Range 10-25' **Average Under 20'***	19.58	*66' (derived from 3 mid-points: front, porch, rear)*	*18.06, or more*
Joseph Mannes	213 6th St	801	**Row dwelling**	624	624	**100.0 %**	**No**	**None**	17.07	36.56	17.07
Niamh Sheridan	211 6th St.	800	**Row dwelling**	624	624	**100.0 %**	**No**	**None**	17.07	36.56	17.07

BZA Case No. 17124 Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17124
EXHIBIT NO. 32

ASSESSMENT AND TAXATION PLAT 3436-U
SQ 866

