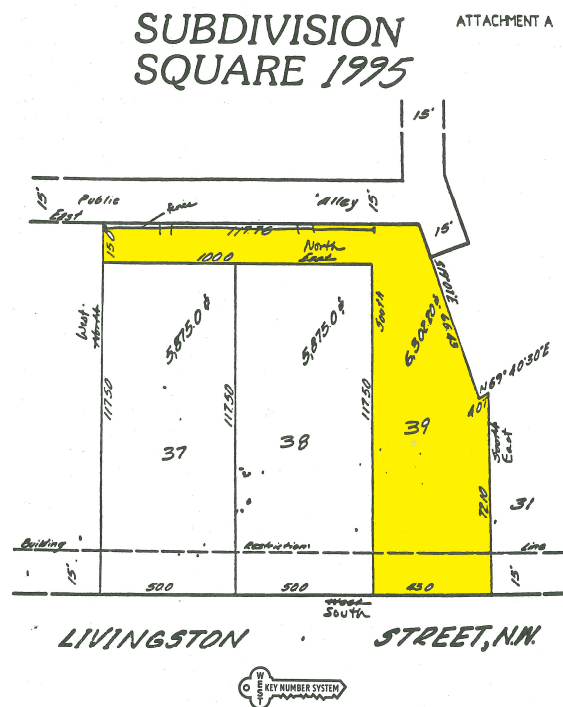


BOARD MUST INTERPRET AND APPLY ZONING REGULATIONS TO AVOID “ABSURD RESULTS”

Murray v. District of Columbia Board of Zoning Adjustment, 572A.2d 1055, 1057 (D.C. 1990) (affirming BZA Appeal 14649 that the Zoning Administrator’s calculation of lot width for an irregularly shaped lot produced an “absurd results”).



BOARD MUST INTERPRET AND APPLY ZONING REGULATIONS TO AVOID “ABSURD RESULTS”

In Murray, the Court of Appeals concluded and empowered the Board:

Stated otherwise, the Board must have authority to reject Subdivided lots that reach minimum lot width requirements only by unnatural application of an otherwise valid method of measurement.

Murray, 572 A.2d 1055,1057 (D.C. 1990)

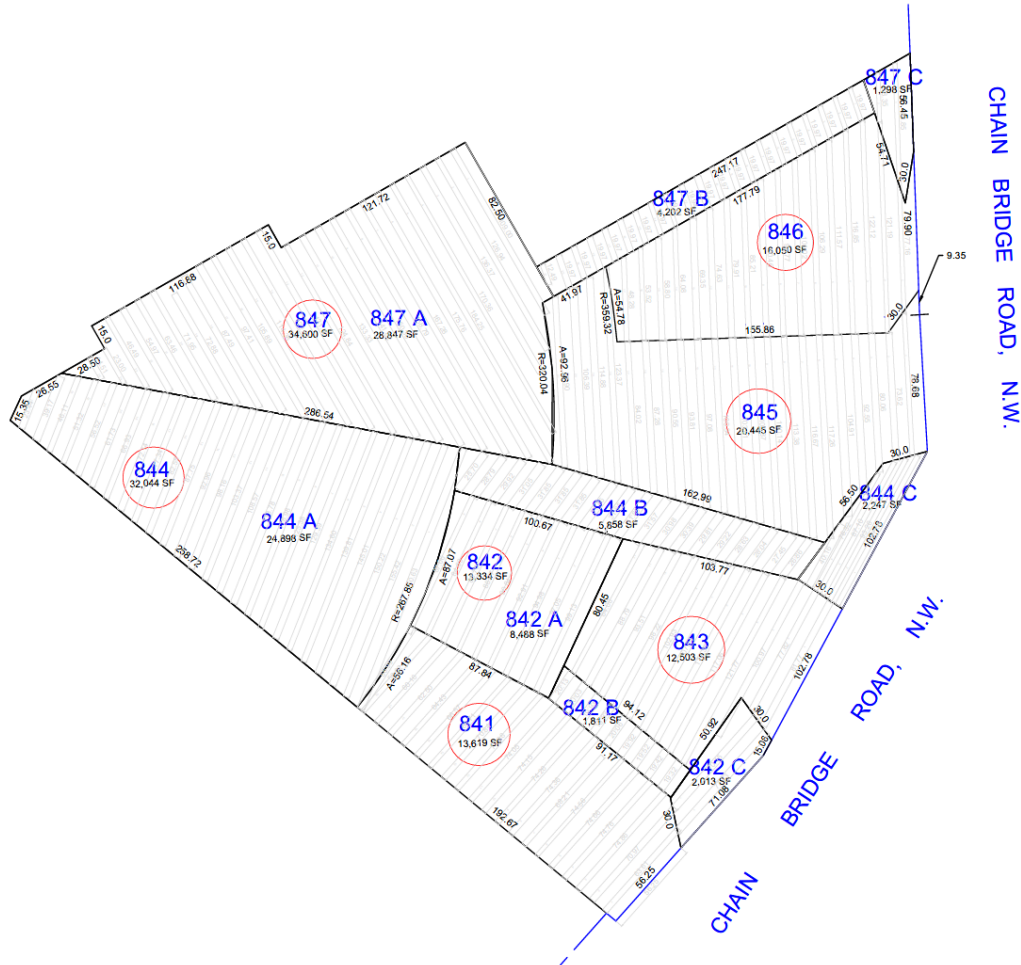
AVERAGE LOT WIDTH

(TEN-FOOT INTERVAL METHOD)

<u>LOT</u>	<u>TOTAL LINEAR MEASUREMENT</u>	<u># OF 10-FOOT INTERVALS</u>	<u>AVERAGE LOT WIDTH</u>
841	1,322.66	19	69.61
842	1,147.61	20	57.38
843	1,186.91	12	98.9
844	3,405.2	49	69.49
845	2,096.78	21	99.85
846	1,476.21	17	86.84
847	3,292.78	48	68.60

Prepared by Mr. Olutoye Bello, Former Zoning Administrator

AVERAGE LOT WIDTH (TEN-FOOT INTERVAL METHOD)



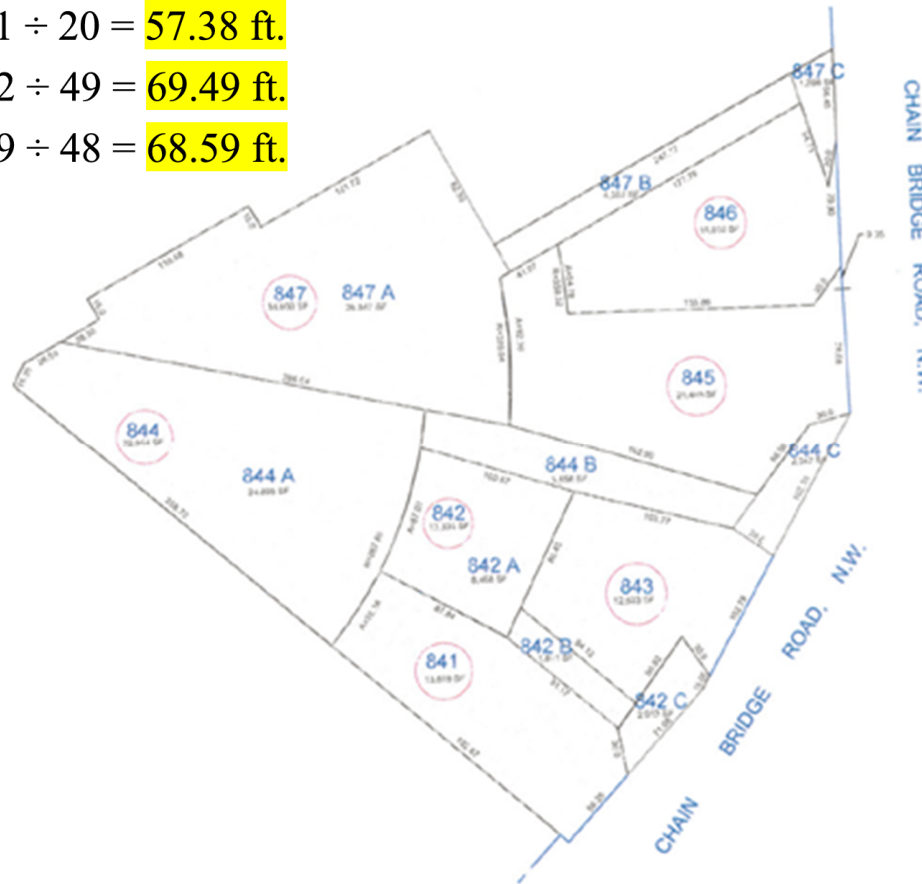
AVERAGE LOT WIDTH

(TEN-FOOT INTERVAL METHOD)

Lot 842 A,B,C Total = $1147.61 \div 20 = 57.38$ ft.

Lot 844 A,B,C Total = $3405.2 \div 49 = 69.49$ ft.

Lot 847 A,B,C Total = $3,292.79 \div 48 = 68.59$ ft.



METHOD B - TEN-FOOT INTERVAL

LOT 841: $1322.68f / 19 = 69.61f$

LOT 842A: $822.07f / 9 = 91.34f$
 842B: $178.16f / 9 = 19.80f$ 842C:
 $147.38f / 2 = 73.69f$

LOT 843: $1186.91f / 12 = 98.91f$

LOT 844A: $2441.28f / 25 = 97.65f$
 844B: $569.51f / 19 = 29.97f$
 844C: $394.41f / 5 = 78.88f$

LOT 845: $2096.78f / 21 = 99.85f$

LOT 846: $1476.21f / 17 = 86.84f$

LOT 847A: $2785.69f / 25 = 111.43f$
 847B: $411.89f / 21 = 19.61f$
 847C: $95.21f / 2 = 47.6f$

LOT FRONTAGE

- The Zoning Regulations require that “[w]here a minimum lot width is required, the length of at least one (1) street lot line shall be at least seventy-five percent (75%) of the required lot width.” Subtitle C-§ 303.2.
- Specifically, in the R-21 zone, the required lot width is seventy-five (75) feet. As a result, the nominal required lot frontage is 56.25 feet. Subtitle D-§ 1302.1.
- The Zoning Regulations provide no guidance for determining lot frontage, especially for irregularly shaped lots that have been manipulated and contrived to simultaneously and artificially comply with the lot width and lot frontage requirements.

LOT FRONTAGE

- **Again, the Murray case empowers the Board to interpret and apply the Zoning Regulations in a common sense manner that does not allow the absurd results proposed by the A&T Plat.**

Proposed Lot Frontages are:

- Artificial
- Contrived
- Bear No Relationship to Size, Configuration and Relationship Between Abutting Lots
- Solely to Maximize Number of Lots
- Lot Frontage Substantially Narrower than Overall Lot
- Creates Seven Separate Driveways and Curb Cuts on Narrowest (approx. 17 feet paved) Winding Stretch of Chain Bridge Road

CONCLUSION

- Single Integrated A & T Plat
- All or Nothing Zoning Compliance Required
- Any Zoning Violation Requires Revocation of Entire Plat