

BZA APPEAL NO. 20221

COMPILATION OF AVERAGE LOT WIDTH CALCULATIONS

(Minimum Requirement = 75 Feet)

<u>LOT</u>	<u>10-FOOT INTERVAL</u>	<u>AVERAGE</u>	<u>MEAN DEPTH</u>	<u>GREATEST DEPTH</u>
841	69.61	56.12	68.79	67.72
842	57.38	81.52	61.30	64.24
843	98.91	83.09	80.97	96.18
844	69.49	72.34	66.14	67.54
845	99.85	92.96	79.03	94.87
846	86.84	104.18	96.21	89.64
847	68.59	161.78	65.87	86.64

ANALYSIS:

- LOTS 841 AND 844 DO NOT MEET THE REQUIRED LOT WIDTH REQUIREMENT USING ALL FOUR (4) BZA RECOGNIZED AVERAGE LOT WIDTH METHODS.
- LOTS 841, 842, 844 AND 847 DO NOT MEET THE REQUIRED AVERAGE LOT WIDTH USING ONE OR MORE OF THE BZA RECOGNIZED AVERAGE LOT WIDTH METHODS.

The Zoning Administrator has identified four methods to determine average lot width. None of these methods are specified in the Zoning Regulations.

- A. "Average": add up the lengths of the front and rear lot lines, divide the total by two.
- B. "Ten-foot interval": take measurements of the lot width every 10 feet, add them, then divide the total by the number of measurements. The measurements can be taken either from the front of the lot to the back or from the back of the lot to the front.
- C. "Mean depth": add the lengths of the side lot lines, divide by two, and divide that result into the total lot area.
- D. "Greatest depth": take the greatest depth (or farthest distance) of the lot and divide that into the total lot area.

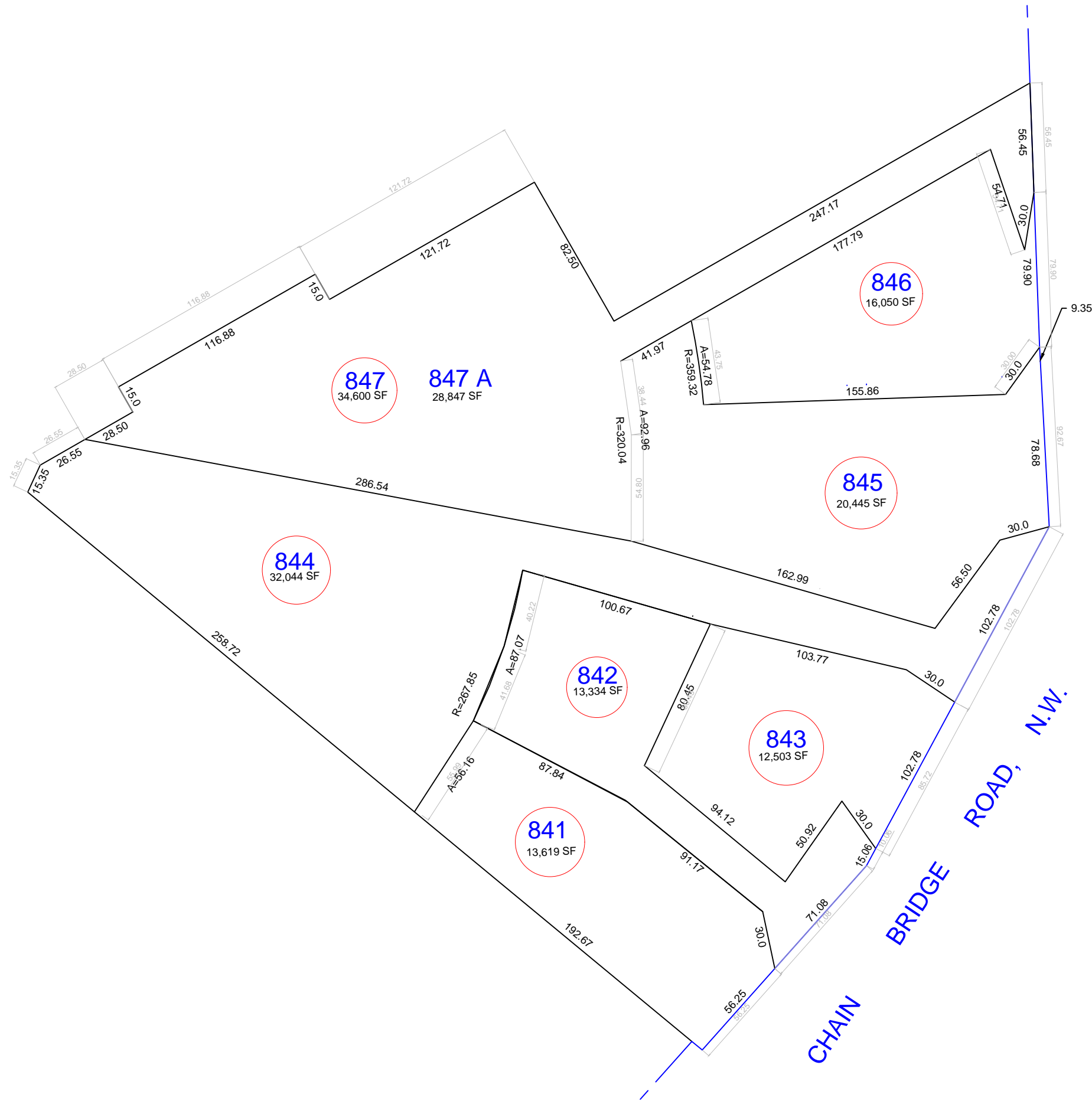
6. A professional land surveyor testified as a witness for the appellant. Both the surveyor and Joseph Bottner, Zoning Administrator, gave an opinion about the validity of the methods described. The surveyor testified that the greatest depth method is not valid in most cases and is usually useful only as a quick means to approximate a lot width. The Zoning Administrator's testimony generally concurred. The surveyor stated that the averaging method is not valid unless the front and rear lines are parallel, or their divergence is within a few degrees. The Zoning Administrator generally agreed.

Both the Zoning Administrator and the surveyor testified that the ten-foot interval method is generally valid and that the mean-depth method is usually the best method for determining lot width.

7. The Zoning Administrator testified that he decides on the method to use based on the Zoning Regulations and the particular proposal under review.

8. The Zoning Administrator testified that a technician in the Office of the Zoning Administrator conducted the initial lot width calculations on the proposed plans. The appellant pointed out that the technician used the averaging method for all of the lots and found a minimum 75-foot lot width for each.

9. The initial subdivision was approved by Edgar Nunley, Acting Deputy Zoning Administrator, rather than the Zoning Administrator. However, the Zoning Administrator granted approval of the revised subdivision, and after the appeal was filed, he



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METHOD A - AVERAGE

LOT 841: $112.24f / 2 = 56.12f$

LOT 842: $163.04f / 2 = 81.52f$

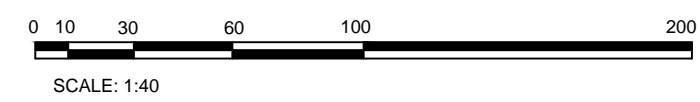
LOT 843: $166.17f / 2 = 83.09f$

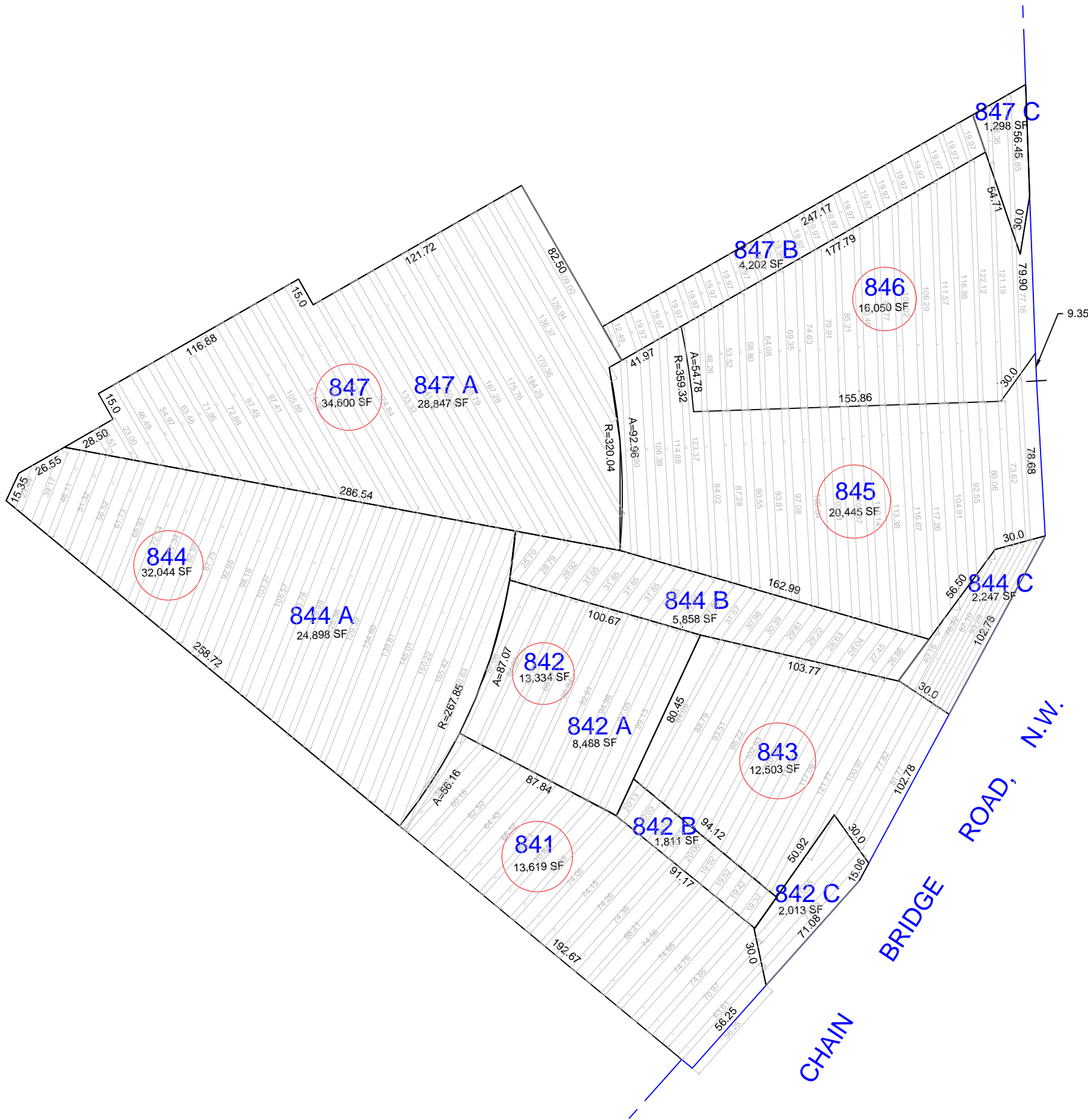
LOT 844: $144.68f / 2 = 72.34f$

LOT 845: $185.91f / 2 = 92.96f$

LOT 846: $208.36f / 2 = 104.18f$

LOT 847: $323.55f / 2 = 161.78f$



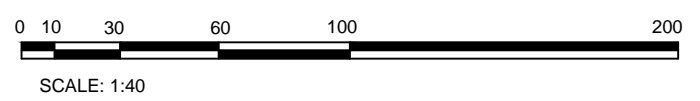


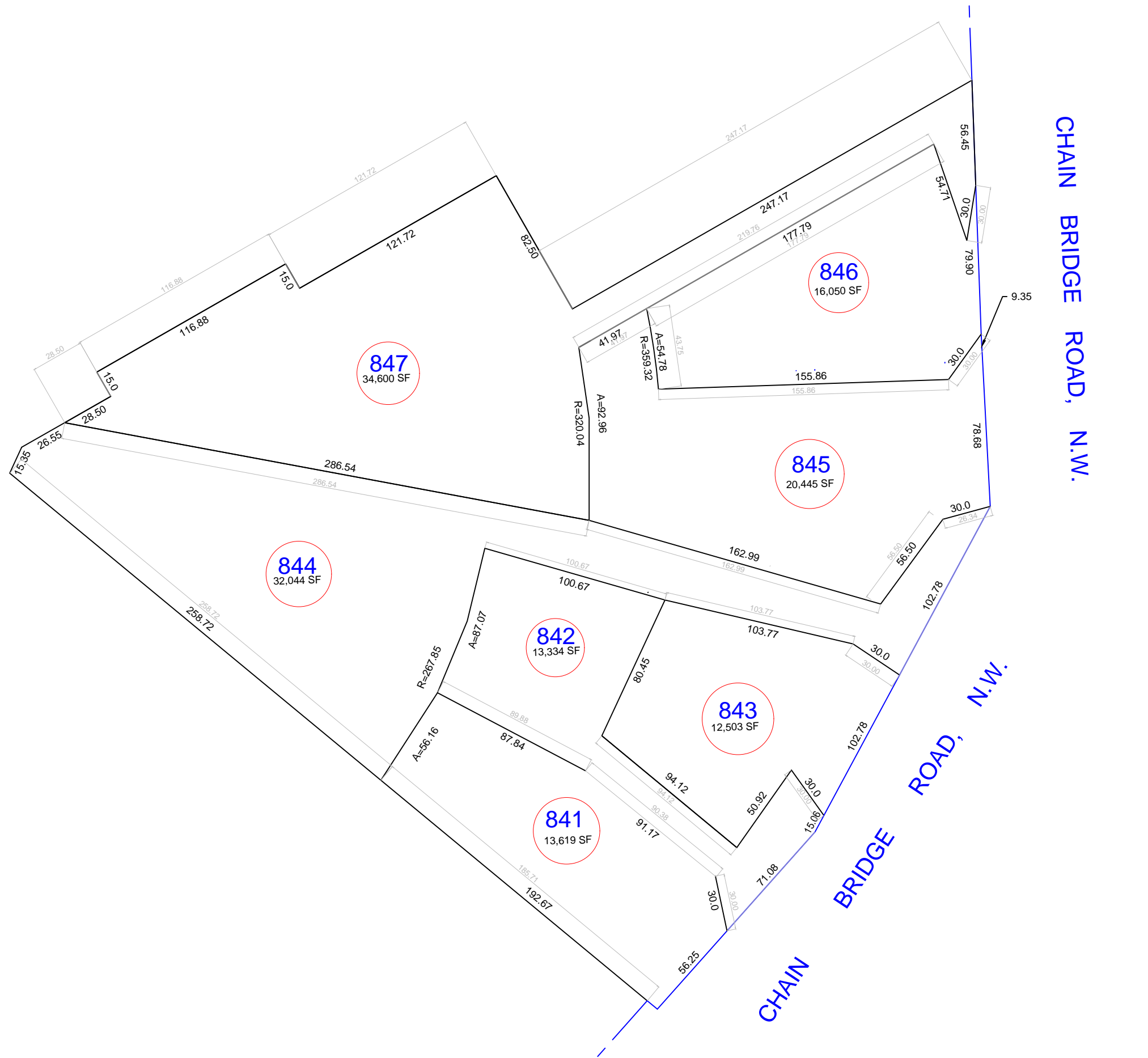
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METHOD B - TEN-FOOT INTERVAL

- LOT 841: $1322.66f / 19 = 69.61f$
- LOT 842(A,B,C): $114.61f / 20 = 57.38f$
- LOT 843: $1186.91f / 12 = 98.91f$
- LOT 844(A,B,C): $3405.2f / 49 = 69.49f$
- LOT 845: $2096.78f / 21 = 99.85f$
- LOT 846: $1476.21f / 17 = 86.84f$
- LOT 847(A,B,C): $3292.79f / 48 = 68.59f$





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METHOD C - MEAN DEPTH

LOT 841: $13,619\text{sf} / 197.99\text{f} = 68.79\text{f}$

LOT 842: $13,334\text{sf} / 217.53\text{f} = 61.30\text{f}$

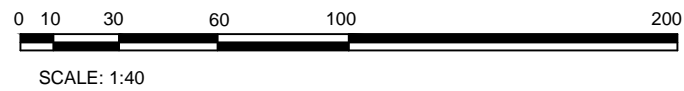
LOT 843: $12,503\text{sf} / 154.41\text{f} = 80.97\text{f}$

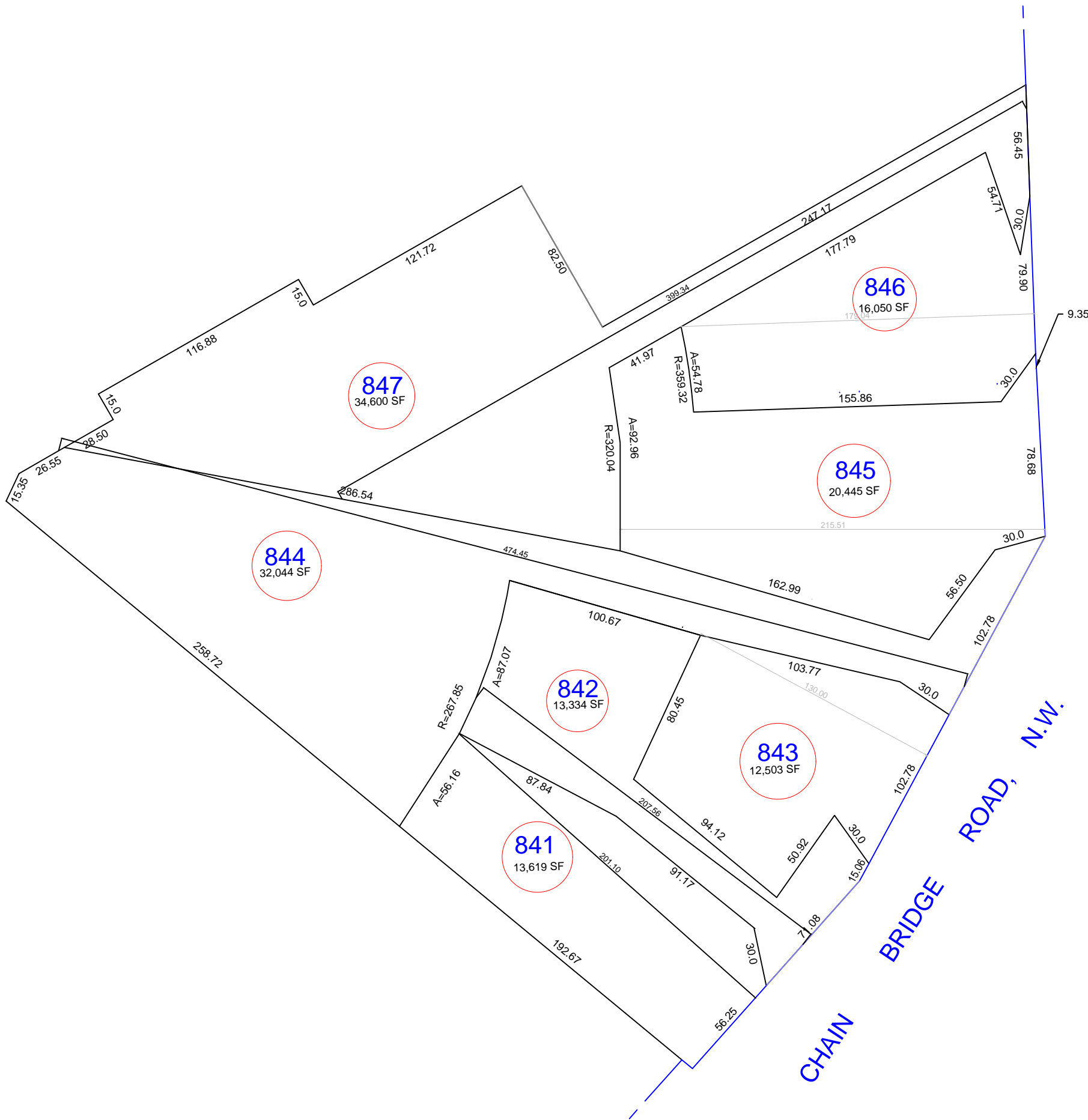
LOT 844: $32,044\text{sf} / 484.52\text{f} = 66.14\text{f}$

LOT 845: $20,445\text{sf} / 258.71\text{f} = 79.03\text{f}$

LOT 846: $16,050\text{sf} / 166.83\text{f} = 96.21\text{f}$

LOT 847: $34,600\text{sf} / 525.29\text{f} = 65.87\text{f}$





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METHOD D - GREATEST DEPTH

- LOT 841: 13,619sf / 201.10f = 67.72f
- LOT 842A: 13,334sf / 207.56f = 64.24f
- LOT 843: 12,503sf / 130.00f = 96.18f
- LOT 844: 32,044sf / 474.45f = 67.54f
- LOT 845: 20,445sf / 215.51f = 94.87f
- LOT 846: 16,050sf / 179.04f = 89.64f
- LOT 847: 34,600sf / 399.34f = 86.64f

