Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 18, 1970

Appeal No. 10308 Raymond-David Construction, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of March 24, 1970.

EFFECTIVE DATE OF ORDER - April 5, 1971

ORDERED:

That the appeal for variance from the provisions of the R-2 District to permit rowhouses, variance from the side yard, reqr yard, lot occupancy and floor area ratio, minimum lot area and width requirements and from Section 7205 to permit parking in front of and less than ten (10) feet from building adjoining 820 - 48th Place, NE., Lots 99 and 100, Square 5149, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.

2. The property is currently unimproved.

3. The appellant proposes to construct tow houses on the property with parking in front of and less than ten (10) feet from the building. (See Exhibit No. 3 in Exhibit Folder)

4. The appellant alleged that the lots are approximately 20 to 25 feet in width and approximately 75 to 100 feet in depth. The appellant further alleged that the unusual topography and size of the lots will not permit parking to the rear of the proposed dwellings.

5. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

OPINION Cont'd:

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: P.E. Kelly

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.