

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: March 18, 1970

Appeal No. 10328-29 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.

ORDERED:

That the appeal for variance from the provisions of the R-2 District to permit subdivision of lots for row houses and a variance from side yard, rear yard, lot occupancy, FAR, minimum lot area and width regulations and from Section 7205 to permit parking in front of and less than 10 feet from building at 55th and Jay Streets, N.E., lot 822, Square 5211 and lots 825, and 827, Square 5204, be DENIED.

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 erect row houses with parking in front of and less than 10 feet from the building.
4. The Appellant proposes subdivision and lot dimensions would be as shown on Exhibit 2. The minimum lot dimension for dwellings in the R-2 District is 3,000 square feet in lot area with 30 feet in width.
5. Opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the Appellant has failed to prove a hardship within the meaning of the variance clause of the zoning regulations and that a denial of the requested relief will not prevent a reasonable use of the property as zoned.

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

ATTESTED:

By:

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GEORGE A. GROGAN  
Secretary of the Board

8/25/71