

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 10406 BBF Corporation, 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 May 19, 1970.

ORDERED:

That the appeal for variance from the provisions of R-5-A District to subdivide lots to permit rowhouses, semi-detached houses and variance from side yard and rear yard, lot occupancy, FAR, lot area and from Section 7205 to permit parking in front of and less than 10 feet from building and 3 feet from side property line at Eastern Avenue between 51st and Lee Streets, N.E., lots 26-29, Square 5201 be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District.
2. The property is currently unimproved.
3. The appellant proposes to erect row and semi-detached houses with parking in front and less than 10 feet from building and less than 3 feet from property line (See Exhibit No. 2 and 2A).
4. The property varies from 20' to 28' in width and 66.21 to 99.76 in depth.
5. There was considerable neighborhood opposition 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 the reasonable use of the property as zoned.

August 16, 1971  
Appeal No. 10406  
Page 2

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

ATTESTED:

By: \_\_\_\_\_

GEORGE A. GROGAN  
Secretary of the Board