

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 15, 1970

Appeal No. 10445 Murray Blitz, et ux., 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 July 21, 1970 and August 18, 1970.

ORDERED:

That the appeal for variance from the minimum lot width requirements of the R-1-B District to permit subdivision and erection of single family dwellings at 4615-17 Ellicott Street, N.W., lots 4 and 68, Square 1544 be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is currently an unimproved lot.
3. The appellant proposes to subdivide the property in order to construct single family dwellings (See Exhibit 3).
4. The two lots involved, lot 68 currently is 50' in width and 192 feet in depth, and the adjacent lot 4 currently is 20' wide and 192 feet deep. The total area combined is 13,440 square feet. The proposed lot dimension after subdivision is shown on Exhibit No. 3.
5. There was considerable neighborhood opposition to the granting of this appeal registered at the public hearing.

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 a denial of the requested relief will not result

---

Aug 16, 1971  
Appeal No. 10445  
Page 2

in peculiar and exceptional practical difficulties or undue hardship upon the owner.

Further, we hold that the requested relief cannot 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: \_\_\_\_\_

GEORGE A. GROGAN  
Secretary of the Board