

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10637 Katherine E. D'Andelet, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Mr. Davis dissenting, the following Order of the Board was entered at the meeting of January 19, 1971.

ORDERED:

That the appeal for variance from the provisions of Section 1302 and from the minimum lot area and width requirements of R-1-B District to permit subdivision of lot 818, Square 4284 at 2408 Douglas Street, N.E. be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a two story single family dwelling and a one story brick storage building.
3. The appellant proposes to subdivide the property (lot 818) (See Exhibit No. 2).
4. The subdivision is proposed because the prospective purchasers are not interested in purchasing both the single family dwelling and the storage building which are on the same lot.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

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Further, we hold that the requested relief can not 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: _____

PATRICK E. KELLY
Secretary of the Board