

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10638 Joseph Sheehan, 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 January 19, 1971.

ORDERED:

That the appeal for variance from the provisions of Section 1302 to permit subdivision of lot 15, square 5565, Naylor Road, S. E., be DENIED. (1932) KJW

FINDINGS OF FACT:

1. The subject property is located in a R-5-B District.
2. The property is improved with a two story detached single family dwelling.
3. The appellant proposes to subdivide the property (see exhibit 2).
4. The appellant alleged that the lot is approximately 4500 square feet. The frontage is 30 feet by 150 feet in depth. Appellant amended his appeal to include a side yard variance.
5. No opposition was registered at the Public Hearing as to the granting of this appeal.

OPINION:

We are of the opinion that 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 result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

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.

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

ATTESTED:

BY:

A handwritten signature in cursive script, appearing to read "George A. Grogan", is written over a solid horizontal line.

GEORGE A. GROGAN
Secretary of the Board