

Before the Board of Zoning Adjustment, D. C.

Application No. 11524 of A.L.W., Inc. pursuant to Section 8207.7 for a variance from the lot width requirements of the R-1-B District to permit the erection of a single family dwelling at 1428 Longfellow Street, N.W., Lot 874, Square 2720.

HEARING DATE: December 12, 1973

EXECUTIVE SESSION: December 18, 1973

FINDINGS OF FACT:

1. The applicant proposes to build a single family dwelling on the subject property consisting of 3 bedrooms, 2½ baths, living room, dining room, kitchen and basement.
2. The Zoning Regulations require a 50 feet lot width in the R-1-B District, whereas, the subject lot is 39.46 feet wide.
3. The subject property is presently unimproved.
4. The subject property is located on substandard lot, however the proposed plans conform with all other zoning requirements.
5. Several houses in the 1400 block of Longfellow Street, N. W. exist on lots with a width less than 50 feet.
6. Opposition was registered in the form of a petition.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant has demonstrated a practical difficulty within the meaning of the variance clause of the regulations, and that the granting of this application will not impair the intent and purpose of the Zoning Regulations.

ORDERED:

That the above application be GRANTED based upon the following conditions:

Application No. 11524

Page No. 2

a. That applicant build a 2-story house as stated at the public hearing with the first floor above the finished exterior grade.

VOTE: 4-0 (Mr. Scrivener not present, not voting)

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

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **JAN 23 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.