

Before the Board of Zoning Adjustment, D. C.

Application No. 11545 of A.L.W. Inc., pursuant to Section 8207.11 of the Zoning Regulations for variances from the Lot Area and width requirements of Section 3301.1 of the regulations, variance from parking provisions of Section 7205.12 and 7205.2 of the regulations and a variance from the side yard requirements of the R-5-A District as provided in Section 3305.1 of the regulations at the premise located at 2500 Elvans Road, S.E., Lot 866, Sq. 5874.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: January 22, 1974

FINDINGS OF FACT:

1. The subject property is located in the R-5-A District and the applicant proposes to construct a single-family residence.

2. The lot area requirement of the R-5-A zone is 4,000 square feet, whereas, the subject lot has a lot area of 2,728.95 square feet.

3. The lot width requirement of the R-5-A zone is 40 feet, whereas, the subject lot width is 32.06 feet.

4. The side yard requirement of the R-5-A District is 8 feet on each side, whereas, the proposed dwelling will provide one 8 foot side yard and one 5 foot side yard.

5. The applicant seeks a variance from the provisions of Sections 7205.12 and 7205.2 of the regulations which require parking to be located over 3 feet from the side lot line and 10 feet from a single-family dwelling.

a. The applicant proposed to build a parking pad on the side of the proposed dwelling which provides an eight foot side yard. The proposed parking pad would extend from the side of the dwelling, to the existing lot line.

6. The proposed dwelling does not violate the F.A.R. on lot occupancy requirements of the R-5-A zone and provides more than the required number of feet for its rear yard.

7. The subject lot is 1,271.05 square feet less than the required lot area and 7.94 feet less than the required lot width which makes it an existing substandard lot which is exceptionally narrow.

8. No objection was registered at Public Hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the exceptional narrowness of the subject lot creates a practical difficulty and hardship for the purpose of R-5-A improvements and that strict application of the regulations would have the effect of rendering the property useless for habitable purposes. The Board feels that the applicant has carried his burden of proof in order to grant the requested variances and that the granting of the variances will not substantially impair the purpose and intent of the zone plan or have an adverse affect on the neighborhood.

ORDERED:

That the above application be GRANTED.

VOTE: 5-0

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

ATTESTED By: James E. Miller
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: MAR 26 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.