

Before the Board of Zoning Adjustment, D, C.

Application No. 11704 of Fred Latimore pursuant to Section 8207.1 of the Zoning Regulations for a variance from the lot width requirements of the R-1-B zone district as provided in Section 3301 of the Regulations to permit the construction of a single-family detached dwelling on the property located at 1345 Girard Street, N. E., Lot 22, Square 3557.

HEARING DATE: August 21, 1974

EXECUTIVE SESSION: August 27, 1974

FINDINGS OF FACT:

1. The subject property is located in the R-1-B zone.
2. Lot 22, located in Square 3557 is of non-conforming size because it is 45 feet in width, whereas the Regulations require a lot to be 50 feet wide (section 3301.1).
3. A previously existing dwelling located on the subject property was condemned and demolished.
4. The applicant proposed to construct on the subject property a single-family detached dwelling.
5. Property owners who reside in the 1300 block of Girard Street, N. E., were present at public hearing and gave testimony. Their presence at public hearing was to ascertain what in fact the applicant proposed to build on the subject lot.
6. No opposition was registered to this application at public hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings, the Board concludes that the applicant has a practical difficulty within meaning of Section 8207.11 of the Regulations, and that the granting of this variance will not be detrimental to the public good or impair the meaning and intent of the Zoning Regulations and Maps.

ORDERED: That the above application be GRANTED.

VOTE: 4-1 (Lilla, Burt Cummings, Esq.)

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: SEP 30 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

