

Before the Board of Zoning Adjustment, D. C.

Application No. 11716 pursuant to Section 8207.1 of the Zoning Regulations for variances from the lot area and lot width requirements of the R-1-A zone to permit the construction of a single-family dwelling at 2744 Rittenhouse Street, N. W., lot 825, Square 2319.

HEARING DATE: October 16, 1974
DECISION DATE: October 25, 1974

FINDINGS OF FACT:

1. The subject property is located in the R-1-A zone which is the most restrictive zone in the District in terms of permitted uses and density of population, area, height and bulk restrictions. The main purpose of this zone is to promote suitable family living environs.

2. The lot width requirement of the R-1-A zone is 75 feet and the lot area requirement is 7,500 square feet, whereas, the lot width and lot area of the subject property is 44.96 sq. ft. and 6,829 square feet respectively.

3. The subject property is presently unimproved land.

4. The applicant requires area variances of 671 square feet from the lot area requirements of the R-1-A zone and 30.04' ft. from the lot width requirements of the R-1-A zone.

5. The applicant intends to sell the subject property contingent upon whether or not the relief requested in the subject application is granted.

6. The applicant did not offer proof at public hearing that strict application of the Zoning Regulations create a practical difficulty or a hardship to the owner of the subject property.

7. Opposition from neighboring property owners to the subject property stemmed from their objections to construction of a single-family dwelling on a substandard lot which they argue would have an adverse affect on the character of residences in general neighborhood.

CONCLUSIONS OF LAW AND OPINION:

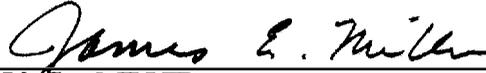
Based upon the above Findings of Fact and the record, the Board concludes as a matter of law that the applicant in this case has not carried the burden of proving the existance of a practical difficulty or hardship as a basis for the requested relief from strict application of the Zoning Regulations as required by Section 8207.11 of the Regulations. The Board

is further of the opinion that absent such proof pursuant to Section 8207.1 of the Regulations, that it must strictly apply these Regulations to this application where the property involved is located in the most restricted residential zone, The Board concludes that the granting of this application would substantially impair the meaning and intent of the Zoning Regulations and Maps.

ORDERED: That the above application be DENIED.

VOTE: 4-0 (Mr. Klauber abstaining).

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

ATTESTED BY: 
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: DEC 04 1974