

Before the Board of Zoning Adjustment, D. C.

Application No. 12165, of Dickie S. and Jonita B. Carter, pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from the lot width requirements (Sub-section 3301.1) to permit the construction of a detached single family dwelling in the R-1-A District at the premises 8175 East Beach Drive, N. W., (Square 2759, Lot 9).

HEARING DATE: June 22, 1976

DECISION DATE: June 22, 1976 - From the Bench

FINDINGS OF FACT:

1. The subject property is located in an R-1-A District.
2. The subject property is presently a vacant, unimproved lot of 10,620 square feet.
3. The applicant proposes to construct a two-story brick and frame detached single family dwelling.
4. Pursuant to Sub-section 3301.1, the width of a lot in the R-1-A District shall be 75 feet. The width of the subject property is 68.19 feet. Thus, a variance of 6.81 feet is required.
5. The subject property is excessive in depth, but because of it's irregular shape, 75 feet at the front of the lot, and narrowing to approximately 68 feet in the rear, the lot width does not meet the requirements of the Zoning Regulations.
6. The subject property in it's present condition, does not contribute to the appearance of the neighborhood. and provides very little revenue for the District of Columbia.
7. The subject property meets, and in some instances exceed the requirements of the regulations as for as lot Area, Lot occupancy, rear yard, side yard, and parking.
8. The applicant's property is surrounded by detached

single family dwellings, thus, prohibiting expansion of his lot.

9. There was no opposition of any kind registered in this application.

CONCLUSIONS AND OPINIONS

The Board is of the opinion that the applicant has proven the existence of a practical difficulty within the meaning of paragraph 8207.11 of the regulations. The Board is further of the opinion that the granting of this application will not adversely affect adjacent or nearby property, that it will not be detrimental to the public good, and will not impair the meaning and intent of the Zoning Regulations. It is therefore ordered that this application be GRANTED.

VOTE: 4-0 (William F. McIntosh, Ruby B. McZier, William S. Harps, and Lilla Burt Cummings, Esq., to grant, Leonard L. McCants not present, not voting).

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

ATTESTED By: 

ARTHUR B. HATTON

Secretary to the Board

FINAL DATE OF ORDER: *July 19, 1976*

THAT THIS 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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.