

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12320, of Louise Taylor, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the lot width requirements (Section 3301.1) which would permit the subdivision of the unimproved property into two lots in the R-1-B District at 2724-2726 Chain Bridge Road, N. W., Square 1409, Lots 819 and 820.

HEARING DATE: February 22, 1977

DECISION DATE: March 8, 1977

FINDINGS OF FACT:

1. The applicant seeks a subdivision creating two lots in the R-1-B District which do not meet the minimum lot width requirements. The area of the existing two lots is 28,575 square feet with a frontage of over eighty-two feet on Chain Bridge Road.

2. The particular subdivision of the property proposed by the applicant would create two buildable lots with widths of 49.64 and 37.22 feet when averaged. Sub-section 3301.1 requires a minimum width of 50 feet. The lots thus require width variances of four inches for Lot A and 12.78 feet for Lot B.

3. The property is of sufficient size and shape that two lots could be subdivided so that each would completely conform to the requirements of the R-1-B District. This would result in a larger lot in the rear than in the front.

4. There was opposition from neighboring property owners on the grounds that no practical difficulty was shown and that the narrow lots would be out of character with the area.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the requested variances are

area variances, requiring a showing of practical difficulties arising from the condition of the property. The Board concludes that, if the plans are altered, the applicant could create two conforming lots without the requested variances. The Board concludes that the applicant's desire to create a larger lot with a large house on the front lot does not create a practical difficulty within the meaning of the Zoning Regulations. Accordingly, the Board is of the opinion that the applicant has failed to make the required showings. It is therefore ORDERED that the application is hereby DENIED.

VOTE: 3-0 (William F. McIntosh, Lilla Burt Cummings, Esq.
Leonard L. McCants, Esq.).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 19 JUL 1977