

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12389, of Paul J. Duclos, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception to construct a row dwelling (Paragraph 3104.42) and pursuant to Paragraph 8207.11 for variances from the lot occupancy (Sub-section 3303.1) and off-street parking (Sub-section 7202.1) requirements and to allow walls to be "Face on Line" when they do not share a common division wall (Sub-section 3305.4). The property is in the R-5-A District at 1454 Bangor Street, S.E., (Lot 39, Square 5814).

HEARING DATE: July 26, 1977  
DECISION DATE: August 3, 1977

FINDINGS OF FACT:

1. The subject property is located on the north side of Bangor Street, between Pomeroy and Morris Road, S.E.
2. The subject lot is one of three adjoining vacant lots owned by the applicant. The three lots have a total area of 5,141.23 square feet with a total frontage of 95.64 feet on Bangor Place. The total property is triangular in shape, bounded by an unimproved public alley running at an angle to Bangor Street at the rear. The applicant originally proposed to build three rowhouses on the three lots.
3. The subject lot is sixteen feet wide, with a depth ranging from 89.49 feet to 107.46 feet. It has an area of 1,575.60 square feet.
4. The applicant now proposes to construct a single row house on the subject property, which would be sixteen feet wide and forty feet deep. The house would be set back fifteen feet from the property line to coincide with the front of the houses in this block to the east.
5. The proposed dwelling would occupy 640 square feet. The maximum permitted lot occupancy in an R-5-A District is forty per cent, or 630.24 square feet for this lot. A variance of 9.76 square feet or 1.5 per cent is required.

6. The Regulations require one off-street parking space per dwelling unit in an R-5-A District. The applicant proposes to provide no parking, requiring a 100 per cent variance.

7. The public alley at the rear of the lot is unimproved, but is accessible by automobiles for part of its distance. The alley can be made accessible to this property with minimal regrading, and a parking space can be located in the rear yard, without requiring a variance from the Regulations.

8. The Municipal Planning Office, by report dated July 14, 1977, and by testimony presented at the hearing, recommended that the lot occupancy and parking variance be denied, on the grounds that redesign of the proposed dwelling could eliminate the requirement for relief from the Board without practical difficulty to the applicant.

9. The Department of Transportation, by report dated April 11, 1977, stated that it was concerned over the lack of parking provided. The unit is too narrow to provide one full on-street space in front of the dwelling, and there is furthermore no provision for guest parking or for households that have more than one car.

CONCLUSIONS OF LAW:

The Board concludes that the requested variances are area variances, the granting of which requires the showing of a practical difficulty. The Board concludes that no such difficulty has been shown, since the proposed dwelling could be made conforming with only minor changes. The Board notes that the requested approval is for one part of a property which originally proposed three units. The Board concludes that three houses on the total site would overcrowd the site, and that the present proposal would foreclose development of the overall site in a reasonable manner. The Board therefore concludes that the application is not consistent with the intent and purposes of the Zoning Regulations, and it is therefore ORDERED that the application be DENIED.

VOTE: 3-0 (Walter B. Lewis, Chloethiel Woodard Smith and William F. McIntosh to DENY, Charles R. Norris, not present, not voting, Leonard L. McCants not voting, not having heard the case).

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

ATTESTED BY:   
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 14 OCT 1977