

requirements prescribed in subsections 401.3, 405.9, and 403.2 of the Zoning Regulations.

The applicants are entitled to relief if, pursuant to Sub-section 3107.2, they can show that they would suffer exceptional practical difficulties due to the strict application of the Zoning Regulations and the unique nature of the lot, and that the variances would not substantially harm the public good or the intent, purpose, or integrity of the zone plan.

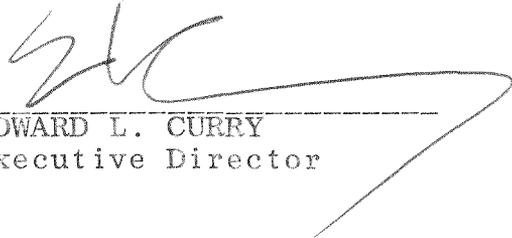
Based on the foregoing Findings of Fact and the evidence of record, the Board concludes that the applicants have satisfied the requirements of Sub-section 3107.2. The exceptionally narrow lot would so limit the lot occupancy and width of a matter-of-right structure as to make development of the lot impractical. Although narrower and longer than most of the houses on the block, the proposed house will have little effect on the already crowded condition of the neighborhood. The applicants have also shown that the revised proposal will have less effect on light and air than the previous proposal. Consequently, the structure will not substantially harm neither the public good nor the intent, purpose, or integrity of the zone plan.

The Board has accorded to the ANC the "great weight" to which it is entitled. It is therefore ORDERED, that the application is GRANTED, SUBJECT to the CONDITION that construction shall be in accordance with the plans marked as Exhibit No. 32A of the record.

VOTE: 4-0 (Maybelle Taylor Bennett, William F. McIntosh, Charles R. Norris, and Carrie L. Thornhill to grant; Paula L. Jewell not voting, not having heard the case).

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

ATTESTED BY:

  
EDWARD L. CURRY  
Executive Director

FINAL DATE OF ORDER: AUG 12 1988

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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