

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14978, of Samuel F. and Laura R. Howard, pursuant to 11 DCMR 3107.2, for a variance from the minimum lot area requirements (Sub-section 401.3) for the proposed construction of a single-family dwelling in an R-1-B District at premises 1300 - 37th Place, S.E., (Square 5513, Lot 60).

HEARING DATE: February 8, 1989  
DECISION DATE: February 8, 1989 (Bench Decision)

FINDINGS OF FACT:

1. The subject site is located in the southeast quadrant of the intersection of N Street and 37th Place, S.E. and is known as 1300 - 37th Place, S.E. The site is in the R-1-B District.

2. The site is rectangular in shape and slopes slightly uphill from west to east, contains a land area of approximately 4,125 square feet, and is vacant.

3. The site abuts a ten foot public alley and the Pope Blank Park to the south. N Street is to the north at its intersection with Massachusetts Avenue with Fort Dupont Park beyond. To the east is a single-family detached structure that is presently owned and occupied by the applicant. To the west is 37th Place and single-family dwellings. The site is located in an extensive area zoned R-1-B.

4. The application was previously approved by the Board by Order No. 13018 dated October 9, 1979. The applicant testified that he did not seek building permits because he was unable to obtain financing to construct the proposed house in 1979. He stated that presently he has financing for the project and seeks to reinstate the Board's prior approval.

5. The applicant seeks a variance from the minimum lot area requirements of the R-1-B District under 11 DCMR 401.3. The minimum lot area required in the R-1-B District is 5,000 square feet. The subject lot provides an area of 4,125 square feet requiring a variance of 875 square feet or 17.5 percent. In all other respects the lot conforms with the requirements of the R-1-B District.

6. The applicant proposes to construct a two-story brick detached dwelling which complies with all requirements of the R-1-B District.

The Board concludes that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and map. It is therefore ORDERED that the application is GRANTED.

VOTE: 5-0 (Charles R. Norris, William F. McIntosh and Carrie L. Thornhill to approve; Paula L. Jewell and Lloyd Smith by proxy, to approve).

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

ATTESTED BY:

  
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EDWARD L. CURRY  
Executive Director

FINAL DATE OF ORDER: MAR 17 1989

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.

14978order/LJP46

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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APPLICATION No. 14978

As Acting Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a copy of the Order of the Board in the above numbered case, said Order dated           8/17          , has been mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Samuel & Laura Howard  
3705 N Street, S.E.  
Wash, D.C. 20019

Merritt L. Johnson  
3458 Nash Place, S.E.  
Wash, D.C. 20019

  
\_\_\_\_\_  
EDWARD L. CURRY  
Executive Director

DATE: \_\_\_\_\_