

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8574 John E. Simms et al, Appellants.

The Zoning Administrator District of Columbia, Appellee.

On motion duly made seconded and carried, with Mr. Arthur Hatton dissenting, the Board's Order was entered at the meeting of March 4, 1966.

EFFECTIVE DATE OF ORDER -- March 17, 1966.

ORDERED:

That the appeal for a waiver of the minimum lot area and width requirements of Section 3301.1 to permit erection of a single family dwelling at Loud Place and 33rd Place, SE., lot 18, square 5498, be granted.

From the records and evidence adduced at the public hearing, the Board finds the following facts:

(1) The dimensions of the in a R-1-B District are 132.03, 117.12 and 60.97. Appellant's lot is of a triangular shape and contains 3570 square feet of land.

(2) Appellant proposes to erect a single family dwelling with the house fronting on 33rd Place. The house will have a 36 foot frontage.

(3) Minimum lot dimensions for dwellings in the R-1-B District are 5000 square feet in lot area and 50 feet in width.

(4) There was opposition to the granting of the appeal registered at the public hearing. In addition, the record contains a petition opposing the appeal signed by residents of the area in which the subject property is located.

OPINION:

The Board is of the opinion that the appellant has proven an exceptional and undue hardship inherent in the land. Failure to grant appellant the relief requested will result in the prevention of a reasonable use of the property.

Although the appellant's lot deviates from the requirements for lots in the R-1-B District, the Board concludes that the appellant's proposal will result in a benefit to the neighborhood and is consistent with the purpose and intent of the Zoning Regulations. The proposal will have no adverse affect upon the value and stability of the R-1-B District in which the property is located.