

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8747 Felix G. Daly et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 31, 1966.

**ORDERED:**

That the appeal for variance from side yard and minimum lot area, width and frontage requirements of the R-1-B District to permit row house development on Parcel 11/76 and subdivision into twenty-six lots for row house construction, at Kansas and North Dakota Avenues, NW., Parcel 114/76, square 3380, be denied.

**FINDINGS OF FACT:**

(1) The property is located at North Dakota and Kansas Avenues, NW., Parcel 114/76, containing 1.374 acres.

(2) The property is zoned R-1-B, permitting single-family detached dwellings only on lots with a minimum frontage of 50 feet. and a minimum area of 5,000 square feet.

(3) The property is undeveloped at the present time.

(4) The site rises from 4 to 6 feet above grade on all fronts.

(5) The appellant intends to create 26 individual lots for row houses utilizing a minimum lot size of 1,800 square feet. Parking would be provided on each lot, at a rate of one to one. He requests a variance of the side yards of R-1-B to permit row house development on Parcel 114/76.

(6) The appellant submitted architectural plans prepared by Robert S. Yale, AIA, dated April 28, 1966 and is included in the record as BZA Exhibit No. 1.

(7) There was opposition to this appeal registered at the public hearing.

OPINION:

The Board finds that there are no site characteristics of shape, narrowness, shallowness, topography or other exceptional conditions which would prevent the development of subject site with detached single-family in accordance with the Zoning Regulations. The size of the site makes it possible to develop detached dwellings in accordance with the regulations with normal efficiency. No hardship was proven. The appeal is therefore denied.