

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8806 5500 B Street, Inc., appellant.

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 June 22, 1966.

ORDERED:

That the appeal for a variance from the minimum lot area and width requirements of the R-2 District to permit two semi-detached single family dwellings at No. 12 and No. 14 Brandywine Street, SW., lot 31, square 6171, be denied.

FINDINGS OF FACT:

- (1) The subject property is located in an R-2 District.
- (2) The lot has approximate dimensions of: 57.62 feet on Brandywine Street, 111.38 feet on the east lot line, 52.88 feet on the south lot line, and 100 feet on the west lot line. The lot contains approximately 5,416 square feet.
- (3) Appellant proposes to subdivide the lot and erect two-single family semi-detached dwellings on two lots containing approximately 2,708 square feet each. Each lot would have a frontage of 28.5 feet on Brandywine Street.
- (4) Testimony indicated that the property was purchased by appellant within the six (6) month period preceding the hearing.
- (5) The Zoning Regulations in the R-2 District require that single family semi-detached dwellings have a minimum lot area of 3,000 square feet and a minimum width in the lot of 30 feet.
- (6) There was considerable opposition to the granting of this appeal from residents of the neighborhood. A representative of the Waters Association spoke in opposition to this appeal and a petition presented contained 43 signatures of residents who oppose this appeal. In addition, the neighbors raised the issue of an alleged covenant between the owners of the property, that all of the lots would be developed by single family detached dwellings.

(7) The neighborhood has been principally developed by single family detached homes.

OPINION:

We are of the opinion that appellant has failed to prove any hardship which would justify a variance from the Zoning Regulations. The denial of this appeal will not prevent a reasonable use of the subject property as it can be developed within the requirements of the Regulations. The area in which this proposed subdivision is proposed has already been developed with numerous single family detached homes located on large lots. We believe that the granting of this appeal would be detrimental to this surrounding area and inconsistent with the present character and the desired future development of this neighborhood.