

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 12, 1967

Appeal No. 9178 Corson & Gruman, Co., 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 April 18, 1967.

ORDERED:

That the appeal for a variance from the minimum lot width requirements of the R-1-A District to permit subdivision and erection of two single-family dwellings at 3002 and 3004 Albemarle Street, N.W., lots 805 and 804, Square 2042, be denied.

FINDINGS OF FACT:

1. The appellant's property is located in an R-1-A District.

2. The property is 114.38 feet in width by 207 feet deep, and it is proposed to subdivide this lot into two lots; one 57 feet in width by 207 feet deep and the second 57.38 feet in width by 207 feet deep.

3. Paragraph 3301.4 of the Zoning Regulations provides, "In the case of an unimproved plot of ground in single ownership on November 1, 1957, which has an area or width less than 200% of that prescribed in paragraph 3301.1 for the district in which located and does not adjoin another unimproved plot of ground in the same ownership, two structures may be erected thereon provided each structure is erected on a lot which complies with 80% of the required area and width of lot specified in paragraph 3301.1, and provided each structure complies with all other provisions of these regulations."

4. There are numerous petitions containing many names of area residents who object to this application. Their principal argument is that the lots will not be compatible with other lots throughout the area.

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OPINION:

The Board is of the opinion that the appellant has not established any hardship by reason of exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would prevent this property from being used as provided for in the regulations. Further, the imposition of two lots of less than standard width at this location would have an adverse affect upon the nearby residential property. The Board therefore denies this request for a variance.

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

ATTESTED:

By:



CHARLES E. MORGAN
Secretary of the Board