

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 12, 1968

Appeal No. 9637 Edna F. Roche, 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 19, 1968.

EFFECTIVE DATE OF ORDER - October 3, 1968.

ORDERED:

That the appeal for variance from the minimum lot area and width requirements of the R-1-B District to permit subdivision and erection of single-family dwelling at 3550 Albemarle Street, N.W., lots 2, 835 and 836, Square 1970, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property consists of three lots, one facing Albemarle Street; one facing Alton Place; and the other lot going through from Albemarle Street to Alton Place. The Albemarle Street lot is 25 by 120 feet and 3,000 square feet; the lot facing Alton Place is 25 by 100 feet or 2,500 square feet and the through lot has a frontage of 10 feet and a depth of 220 feet and consists of 2,200 square feet.
3. It is proposed to subdivide the property into two lots and to erect a single-family dwelling on the Alton Place lot. The Albemarle Street lot is already improved with a single-family dwelling.
4. After the proposed subdivision, the property will have a lot frontage on Albemarle Street with a width of 35 feet and a depth of 120 feet, and consist of 4,200 square feet.
5. Section 3301 of the Zoning Regulations provides that dwellings in the R-1-B district must have a width of 50 feet and contain 5,000 square feet of area.
6. There is no other vacant property abutting this site that might be acquired to bring the property within the terms of the Regulations.

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7. No opposition to the granting of this appeal was registered at the public hearing.

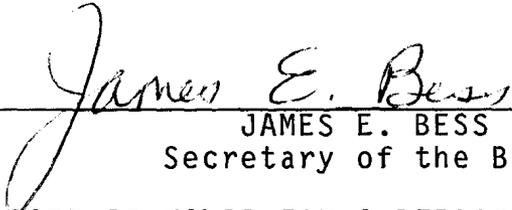
OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations, that refusal to grant the relief requested will prevent a reasonable use of the property as zoned and that the granting of this appeal will not adversely affect the use of nearby and adjoining property nor impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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

ATTESTED:

By:



JAMES E. BESS
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
