

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 12, 1968

Appeal No. 9658-61 Raymond-David Construction, 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 19, 1968.

EFFECTIVE DATE OF ORDER - June 20, 1969

ORDERED:

That the appeal for variance from the minimum lot area and width requirements of the R-2 District to permit erection of single family semi-detached dwellings and permission to park in front and within 10 feet of building at northside of Jay Street and southside of Karl Place, NE., lots 19-29, 12-16, Square 5205; southside of Jay Street and northside of James Place, NE., lots 1-8, 11-14, 27, Square 5206; northside of Bell Street, NE., lots 7-10, Square 5207; and northwest side of 55th Street, NE., lots 814, 816, 818, Square 5211, be granted.

FINDINGS OF FACT:

1. The subject properties are located in an R-2 District.

2. The subject lots measure 25 ft. by 100 ft. with the exception of Lots 16, 19 and 20, Square 5205. Lot 16 is irregular in shape and measures 100 ft. in depth. The northern property line is 22.77 ft. in width. The property line then runs south easterly for a distance of 28.31 ft. where it meets the 75.0 ft. southern property line. Lot 19 measures 28.73 in width at its northern property line and 25 ft. in width at its southern boundary. The eastern property line is 69.80 in depth and the western property line measures 83.95 ft. Lot 20 measures 25 ft. in width at the southern property line, 83.95 ft in length at the eastern property line and 100 ft. in length at the western property line. The northerly lot line which runs in a southeasterly direction runs 28.31 ft. in length.

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3. Appellant seeks to erect single semi-detached dwellings with parking in front and within 10 ft. of the dwellings on each lot.

4. The average lot to be built upon measures 2,500 sq. ft. and is 500 sq. ft. less than is required under the Regulations.

5. Appellant asserts that the subject properties meet the requirements under Section 3301.3. Additionally, appellant alleges that the unusual topography and size of the lots will not permit parking to the rear of the proposed dwellings.

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

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing 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: 
CHARLES E. MORGAN
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.