APPLICANT'S BURDEN OF PROOF

1340, 1342, 1342½ Montague Street, NW

The subject property is approximately 80' wide and 131' deep, nearly 2-3 times larger than the contiguous lots to either side of said property. The property, due to its large size, would be impractical to develop as a single family detached residence required under the zoning regulations. The cost of construction of a residence commensurate with the size of the property would cause a financial burden to the owner since the cost of such residence would be prohibitive.

Granting the variance would allow construction that is in keeping with properties on either side of the subject property and therefore would not be of substantial detriment to the public good. Further, since the contiguous properties are row houses in an R-1 district, the granting of the requested variances would not be inconsistent with the general intent and purpose of the Zoning Regulations.

Respectfully submitted,

CRAIG ELLIS & ASSOCIATES, L.L.C.

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D.C. OFFICE OF ZONING
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BZA
Case No. 17059
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17059
EXHIBIT NO. 3