

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 14, 1970

Appeal No. 10535 William P. and Mary C. Ryan, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 28, 1970.

ORDERED:

That the appeal for variance from the lot occupancy, rear yard, and from the requirements of Section 7204.1 to permit new garage less than 9 x 19 at northwest corner of 2nd and E Sts., S.E., lot 73, Sq. 735, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The subject property is improved with a two (2) story brick building which is currently vacant.
3. Appellant proposes to construct a garage on subject property which would measure less than 9 x 19.
4. Appellant alleged that parking in the area is almost impossible and the garage will be built on the only remaining open space on the lot.
5. Opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

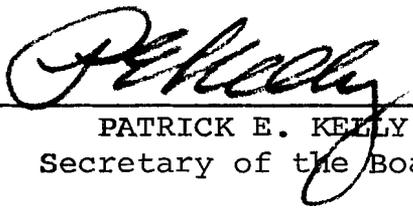
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Further, we hold that the requested relief can not be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board