

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10698 Donald S. Nash, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made seconded and carried, with Arthur B. Hatton abstaining, the following Order of the Board was entered at the meeting of March 23, 1971.

EFFECTIVE DATE OF ORDER - April 1, 1971

ORDERED:

That the appeal for variance from the lot occupancy and rear yard requirements of the R-4 District to permit one story addition to existing parking garage at rear of 446 M Street, NW., Lot 47, Square 514, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a one story brick building facing an alley.
3. The appellant proposes to erect a one story addition to the existing garage. (See Exhibit No. 2)
4. The appellant's lot is approximately 30 feet by 45 feet and the appellant alleges that the addition is necessary to protect the parked cars from vandalism.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proven 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.

Appeal No. 10698
April 1, 1971
PAGE 2

OPINION Cont'd:

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: _____
PATRICK E. KELLY
Secretary of the Board

THAT 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.
