

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - April 14, 1971

Appeal No. 10730 George L. Durall, appellant

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 April 20, 1971.

EFFECTIVE DATE OF ORDER - August 16, 1971

ORDERED:

That the appeal for variance from the lot occupancy requirements of R-4 District to permit erection of private garages at 144 11th Street, S. E., lot 28, Square 989, 146 11th Street, S.E. lot 27, Square 989 and 150 11th Street, S.E., lot 25, Square 989 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a six unit apartment house with a private garage.
3. The appellants propose to raze the existing tin garage and erect a masonry garage.
4. The alley at the rear of the property is 30 feet. The garages will be 18 feet in width and 22 feet in depth (See Exhibit No. 2).
5. The Capitol Hill Restoration Society and the Capitol Hill Southeast Citizens Association offered no opposition 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

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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: _____
GEORGE A. GROGAN
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.