

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 12, 1971

Appeal No. 10777 Lennox Westney, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Arthur B. Hatton dissenting, the following Order of the Board was entered at the meeting of May 18, 1971.

EFFECTIVE DATE OF ORDER - June 14, 1971

ORDERED:

That the appeal for variance from the rear yard requirements of C-2-A District and waiver of one off-street parking space at 3332 Georgia Avenue, N. W., lot 68 in Square 2893, be granted.

FINDINGS OF FACT:

1. The subject property is located in an C-2-A District.
2. The property is improved with a two story basement building which is used for commercial purposes with one dwelling unit under Certificate of Occupancy B57617.
3. The appellant proposes to erect a front addition to the existing building with a waiver of one parking space. (see Exhibit 2 and 2A).
4. The appellants existing rear yard is approximately five (5) feet. The rear of the existing building to the center of the alley is approximately 10 feet.
5. The appellants lot is 2.0' by 66.50'. The front addition will be 20.0' by 10.0'.

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6. There was no opposition to the granting of the appeal 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: 
KENNETH T. HAMMOND

Acting 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.