

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - July 14, 1971

Appeal No. 10859 Christopher N. Photakis, 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 July 20, 1971.

ORDERED:

That the appeal for variance from the requirements of Section 7205 to permit parking space in front and within 10 feet of dwelling at 2922 Newark Street, N. W., lot 859, Square 2082, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a R-1-B District.
2. The subject property is improved with a (2) two story single family dwelling with dental office.
3. Appellant proposes to construct a parking space in front of and less than (10) ten feet from the single family dwelling.
4. Appellant stated that due to the close proximity of his single family dwelling to the commercial district he has been unable to park in front of his home. He also stated that he has no access to his rear yard for parking and that the parking space will be for his personal use, not for the use of his patients.
5. The requested relief by appellant was previously granted in Appeal No. 10419. However, appellant failed to pickup his permit in the required time.
6. No opposition was registered at the public hearing as to the granting of this appeal.

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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.

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: 

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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.