

Before the Board of Zoning Adjustment, D. C.

Application No. 11407, of Herman Wouk, et us pursuant to Section 8207.11 of the Zoning Regulations for a variance from the Lot occupancy requirements of the R-3 District to permit erection of private garage at 3235 N Street, N.W., Lot 813, Square 1230.

HEARING DATE: June 20, 1973

EXECUTIVE SESSION: July 24, 1973

FINDINGS OF FACT:

1. The property is located in an R-3 District.
2. The property is improved with a brick single-family dwelling.
3. Applicant requests a variance from the lot occupancy requirements of the R-3 District in order to construct a garage.
4. The applicant stated that every other house on the block except his home has a garage and that without a garage hazards are created by parking at distances away from his home at night.
5. The garage is to be built on a private alley and will have a slight overhang like a canopy, which could be folded when not in use.
6. There was no objection registered at the public hearing as to the granting of this application.

CONCLUSIONS OF LAW:

We are of the opinion that the applicant 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.

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

ATTESTED BY: *James E. Miller*  
JAMES E. MILLER  
Secretary of the Board

FINAL DATE OF ORDER; **AUG 3 1973**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.