

Before the Board of Zoning Adjustment, D, C.

Application No. 11657, of Frank J. Reavis, pursuant to Section 8207.11 of the Zoning Regulations, for a variance to permit off-street parking space within 10 feet of a dwelling and in front of a dwelling in the R-5-A Zone, as provided by Sections 7205.21 and 7205.12 at 1625 25th Street, S. E., Lots 25 and 26, Square 5585.

HEARING DATE: June 19, 1974

EXECUTIVE SESSION: June 25, 1974

FINDINGS OF FACT:

1. The property is improved with a detached single family dwelling and is located in an R-5-A zone.

2. Applicant is requesting a variance of nine feet in order to erect a parking pad in the front of his house.

3. Applicant testified and the Board finds that an alley separates the subject property from the adjoining property. The alley is unpaved and is cluttered with trees and debris making it impossible to use as a passageway to the rear of applicant's property.

4. In order to use the alley, the District of Columbia Government would have to pave the surface or erect a wall to keep the earth from shifting to prohibit destruction to applicant's property and the adjoining property.

5. The Board finds that the property in question drops in grade from 28th Street to 27th Street approximately 10 to 15 feet.

6. Other owners of properties along 28th Street park in the front of their homes.

7. No opposition was registered at Public Hearing.

CONCLUSIONS OF LAW:

The Board is of the opinion that applicant has proved a practical difficulty within the meaning of the variance clause. The slope in grade in the subject property and the unkept and unpaved alley which separates applicant's property from the adjoining lot, makes it impossible to park in the rear.

Further, we hold that the requested relief can be granted without substantially impairing the intent and purpose of the Zoning Regulations.

ORDERED:

That the above application be GRANTED.

VOTE: 5-0

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

ATTESTED BY:



JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER:

7/27/74

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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.