

Before the Board of Zoning Adjustment, D. C.

Application No. 11685, of George Y. Wheeler, 111, pursuant to Section 8207.1 of the Zoning Regulations for variances from the lot occupancy and rear yard requirements of the R-5-B zone to permit an addition to the rear of an existing dwelling as provided by Section 8207.11 of the Regulations, at 2019 N Street, N.W., Lot 45, Square 97.

HEARING DATE: August 21, 1974

EXECUTIVE SESSION: August 27, 1974

FINDINGS OF FACT:

1. The applicant proposes to construct a rear addition for the use as a garage and trash receptacle area.

2. The area to be enclosed by a covered garage is presently used as a parking pad.

3. The applicant testified that the garage is necessary in order to provide safe conditions for his wife and family to enter the public alley way running behind the subject property, and park without danger.

4. The applicant stated that the proposed garage will have an automatic garage door opening mechanism.

5. The applicant requires a variance of 15 feet from the rear yard requirement of the R-5-B zone and a 424.95 square feet variance from the 60% lot occupancy requirement of the R-5-B zone.

6. No rear yard exists on the subject property.

7. Owners of property abutting the subject property have indicated by letters that they support the applicant's request.

8. No opposition was registered at public hearing.

CONCLUSION OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant has demonstrated a practical diffi-

Application No. 11685

Page 2

culty within the meaning of Section 8207.11 of the Zoning Regulations, and that the granting of the requested relief will not be detrimental to the public good or impair the meaning and intent of the Zoning Regulations.

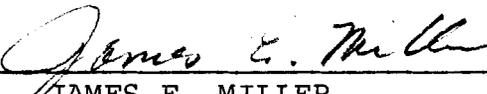
ORDERED:

That the above application be GRANTED.

VOTE: 4-1 (Lilla Burt Cummings, Esq. dissenting.)

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
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JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: OCT 02 1974

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.