

Before the Board of Zoning Adjustment, D. C.
Application No. 11749 of Samuel Barker, pursuant to Section 8207.1 of the Zoning Regulations for variances from section 7205.12 and 7205.2 of the regulations to permit parking within ten (10) feet from a dwelling and within three (3) feet of a dwelling in the R-3 zone located at 3416 Reservoir Road, N.W. Lot 824, Square 1291.

FINDINGS OF FACT:

1. The applicant proposes to renovate the dwelling located on the subject property and locate a parking pad within ten (10) feet of that dwelling and within three (3) feet of the lot line.

2. The applicant testified that the parking pad is necessary because of on street parking congestion in the neighborhood. The applicant further testified that placing a parking pad in the rear of the property would make it necessary to destroy existing foliage and a garden.

3. The proposed parking pad would necessitate the removal of a tree in the yard of the subject property.

4. Mrs. Hinton, representative of the Georgetown Citizens Association testified in opposition to the removal of the tree in question to make room for a parking pad and further recommended that the surface of the proposed parking pad be covered with brick or flagstone to conform with the architectural character and historical significance of the Georgetown neighborhood.

5. No further opposition was registered at the Public Hearing to this application.

CONCLUSIONS OF LAW AND OPINION:

Based upon the above findings of fact and the record, the Board is of the opinion that the applicant is confronted with a practical difficulty to support his request for an area variance. The Board further concludes that the proposed use if granted will not adversely affect neighboring property.

ORDERED:

That the above application be GRANTED subject to the following conditions.

1. That the applicant move or replace the tree which must be uprooted to make way for the proposed driveway.

2. That the applicant cover the proposed concrete parking pad with either brick or flagstone.

VOTE:

4-0 (Mr. Klauber not present, not voting)

HEARING DATE: October 16, 1974

EXECUTIVE SESSION: October 25, 1974

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

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: NOV 20 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.