

Before the Board of Zoning Adjustment, D. C.

Application No. 11938 of James and Melva Christian, pursuant to Section 8207.1 of the Zoning Regulations, for a variance from off-street parking requirements of Section 7202.1 of the Regulations, to permit a flat as provided by Section 8207.11 of the Regulations, in the R-5-A Zone, at the premises 4032 - 7th Street, N. W., Lot 826, Square 3820.

HEARING DATE: July 16, 1975

DECISION DATE: August 6, 1975

FINDINGS OF FACT:

1. Applicants requests a variance from the requirement of one (1) off-street parking space in order to obtain a Certificate of Occupancy for use of the subject property as a flat in the R-5-A Zone.

2. The property is currently occupied as a flat and has been so used since applicants purchased it as a flat approximately three (3) years ago.

3. There has been no parking provided on the subject property since the date of applicants' purchase.

4. The surveyor's plat in the record indicates the small dimensions of the lot making it impossible to locate an on-site parking space.

5. Strict application of Section 7202.1 of the Regulations will prevent the applicants from using the subject property as a flat, the use intended when they purchased it.

6. All of the buildings located in the same block as applicants' property appears to be two family units (flats) and none provide any parking.

7. There is no opposition of record.

CONCLUSIONS OF LAW:

Based upon the above findings of fact and the evidence of record the Board concludes that applicant is suffering a practical difficulty resulting in an inability to furnish the required parking space. There are no objections from any of the owners of abutting or nearby property. The Board finds that the applicants are subject to a further practical difficulty if forced to use the property as a single family dwelling. The Board concludes that the granting of this variance will cause no substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Regulations.

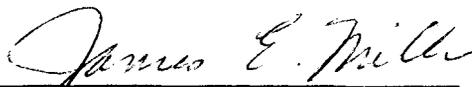
ORDERED:

It is hereby ordered that the above application be GRANTED.

VOTE:

4-0 (Lilla B. Cummings, Esq., not voting after not having heard the case).

ATTESTED By:

  
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JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER:

8/19/75

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.

1mb - 8/21/75