

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12091, of Mr. & Mrs. A.S. Lovelace, pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from the lot occupancy requirements (Sub-section 3303.1) to permit construction of a private accessory garage in the R-5-A district at the premises 1311 Longfellow Street, N.W., (Square 2798, Lot 5).

HEARING DATE: March 17, 1976  
DECISION DATE: March 23, 1976

FINDINGS OF FACT:

1. The property is located in an R-5-A District.
2. The property is presently improved with a row dwelling which has a one-car (1) wood frame garage located in the rear yard.
3. The lot contains 2856 square feet, and is twenty (20) feet wide by 142.8 feet deep. The property is bordered in the rear by a 15 foot wide public alley.
4. The maximum percentage of lot occupancy for a row dwelling in a R-5-A district is forty (40) percent. For the subject property, this would be 1,142.4 square feet.
5. The existing dwelling occupies 1070 square feet. According to the Zoning Administrator the existing garage occupies 203.84 square feet. The applicant states that the existing garage is 9.67 feet wide by 18.17 feet deep, as an area of 176 square feet. The total occupancy is then computed as 1273.8 by the Zoning Administrator and 1246 square feet by the applicant. In either case, it would exceed the maximum allowable occupancy.
6. The applicant proposes to erect a two-car garage approximately twenty (20) feet wide and 22.5 feet deep, for an area of 450 square feet. The total lot occupancy would then be 1520 square feet, or 53 percent. This would require a variance of 377.6 square feet or approximately 33 percent.
7. The existing garage is too small to accommodate one of the applicant's two cars.

8. The level of the floor of the garage is approximately one (1) foot higher than the alley. Due to the location of the garage near the alley, there is a short steep grade which must be traversed to use the garage. The applicant stated that he had to replace a gasoline tank in one car, which tank was ripped off by the gas tank dragging on the ground. The garage is not usable by the applicant at present.

9. There are other houses with private garages on the alley in the block.

10. The area has a lack of on-street parking spaces, due to apartment and commercial uses in the area.

11. There will be a distance of 4.5 feet from the alley to the garage, and a distance of 55.3 feet from the garage to the rear of the dwelling.

12. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the requested variance is an area variance, the granting of which requires the showing of a practical difficulty. The Board concludes that the lack of available parking spaces in the neighborhood, as well as the present unusable construction of the garage do create such a practical difficulty. The Board notes that were the variance not granted, the garage could not exceed 72.4 square feet, which is not large enough to accommodate a car. It is therefore Ordered that the application be, GRANTED.

VOTE: 3-2 (Leonard L. McCants, William F. McIntosh, and William S. Harps to GRANT, Lilla Burt Cummings and Ruby B. McZier to DENY).

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

ATTESTED BY: \_\_\_\_\_



STEVEN E. SHER

Acting Secretary to the Board

FINAL DATE OF THIS ORDER: \_\_\_\_\_

APR 12 1976

THIS 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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.