Before the Board of Zoning Adjustment, D. C.

Application 12171 of Carless Edwards, pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from the requirements relating to the location of a parking space (Sub-section 7205.2 and Sub-paragraph 7205.12 (b)) to allow a parking space within 10 feet of an existing dwelling and within three feet of a side lot line in the R-5-A District at the premises 1115 Savannah Street, S.E., (Square 5938, Lot 91).

HEARING DATE: June 22, 1976
DECISION DATE: July 13, 1976

FINDINGS OF FACT:

1. The subject property is located in the R-5-A District.

2. The property is improved with a single family dwelling.

3. Section 7205.2 of the regulations require that no parking be located within 10 feet of a one-family dwelling. The subject property provides 2.20 feet. Thus, a variance of 7.80 feet is required.

4. Section 7205.12 of the regulations require that parking spaces are at least three feet from any side lot line and at least three feet from any main building. The subject property provides a space of 1.50 feet from the side lot line. Thus, a variance of 1.50 feet is required.

5. The applicant proposes to construct a solid concrete pad with parking directly under the window of the applicant's dwelling unit.

6. The neighborhood has a lack of on-street parking.

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 on-street parking spaces in the area do create such a difficulty. The size of the lot also presents a practical difficulty in complying with the strict requirements of the Zoning Regulations. The Board is of the opinion that there would be no adverse impact on the neighborhood or negative effect on adjoining property. It is therefore ORDERED that the above application be GRANTED.

VOTE:

3-1-0 (William McIntosh, Ruby B. McZier and William S. Harps to grant, Lilla Burt Cummings, Esq. dissenting and Leonard L. McCants not voting)

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

ATTESTED By: Arthur B. Hatton
ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: August 17, 1976

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