

PUBLIC HEARING--Oct. 21, 1964

Appeal #7952 G. Howland Chase, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 27, 1964:

ORDERED:

That the appeal for a variance from the lot occupancy, side and rear yard requirements of the R-1-B District to permit erection of private garage attached to dwelling at 2000 - 24th St. N.W., lot 13, square 2503, be granted for the following reasons:

(1) Appellant's lot has a frontage of 75 feet on Wyoming Avenue and a depth of 127.50 feet on 24th Street, being a corner lot.

(2) The existing dwelling has no side yard on the 24th Street side of the building, having been erected at a time when a builder could use half of the street as a side yard, and also over-occupies the lot.

(3) The proposed garage, which is now a garden wall, will be covered and attached to the main building which creates a rear yard deficiency. The original rear yard was thirty-nine feet in depth whereas only twenty-five feet is required under existing regulations.

(4) There was no objection to the granting of this appeal registered at the public hearing.

(5) In view of the above the Board is of the opinion that appellant has proven a hardship within the meaning of the variance clause of the regulations, and further, the proposed garage will not affect adversely conditions of light and air to adjoining properties as the roof over the garden wall will be below the present height of the wall.

In view of the above the Board is of the further opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.