

PUBLIC HEARING--March 17, 1965

Appeal #8082 C. J. Coakley, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on March 24, 1965:

ORDERED:

That the appeal to erect a one-story storage building and garage on alley lot containing less than 2500 square feet of floor area at the rear of 1013-17-19 Fairmont Street, N.W., lot 47, square 2858, be denied.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's alley lot has a frontage of 50 feet on the 15 foot wide public alley, a depth of 57.50 feet and contains an area of 2875 square feet of land. Appellant proposes to erect on this lot a one-story storage building and garage 20 feet in width and 57.50 feet in depth. The building will contain an area of less than 2500 square feet of floor area and will occupy 40% of the lot area.

(2) Prior to this appeal the Board on November 25, 1964, appeal #8003 denied appellant a variance from the use provisions of the R-4 District to permit open storage on this property.

(3) This square in its entirety is located in the R-4 District and around its perimeter the uses are single family residences and apartment structures.

(4) The applicant is a plastering contractor and proposes to use this structure for storage of his one and one-half ton stake body truck and miscellaneous tools and equipment used in the plastering business. These items will be stored at the subject premises only at times when they are not in actual use on a job site. Applicant will go to the subject property only once or twice a week. On those occasions only one or two of his employees will go to the property, get the necessary equipment, and thereafter report to the job site with the equipment. In all, the applicant employes about 15 men, but only one or two will have occasion to go to the storage building.

(5) The subject lot is now completely enclosed by a commercial-type heavy-duty, chain-link fence, 6 feet high and in excellent condition. There is one opening provided with a gate which is kept locked at all times, except when in actual use. The lot has a hard surface on it, apparently having been surfaced in past years with gravel or some similar material. As stated above the lot abuts a 15-foot wide public alley and in turn, this alley has exits on two streets.

(6) There was objection to the granting of this appeal registered at the public hearing.

OPINION:

The Board is of the opinion that the location of this proposed use in the center of a block otherwise developed by single family residences and apartments would be contrary to the express purpose of the R-4 District which is stated in Section 3104.1 to be "the stabilization of remaining one-family dwellings".

The testimony shows that appellant's workmen would come to the storage building in the early morning to pick up materials and tools and would possibly occasionally return these in the evening, and it is believed that this could not be done without attendant noise and confusion to which the residents in the block should not be subjected, and which could not be done without adversely affecting the development and continued use of the block as a satisfactory place for personal living.

The appeal is therefore denied and appellant is ordered to remove from the lot any materials or tools which are now there.