

PUBLIC HEARING--March 17, 1965

Appeal #8092 Phillip M. Henry, et ux, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. McIntosh dissenting, the following Order was entered on March 24, 1965:

ORDERED:

That the appeal for a variance from the provisions of paragraphs 7204.1 and 7205.2 of the Zoning Regulations to permit two off-street parking spaces less than 10 feet from the rooming house and not meeting required minimum size for such spaces at 1919 Calvert St. N.W., lot 26, square 2547, be granted.

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

(1) Appellant's building is in place on a lot 17.92 feet in width on Calvert Street and extending approximately 100 feet to a fifteen foot wide public alley in the rear. The building covers the entire width of the lot and the only access to the lot is through the public alley.

(2) Appellant proposes to provide two parking spaces on the rear of the lot in an area that is exactly nineteen feet from the rear of the building to the alley. One of the spaces is 19 x 9 feet in size which meets regulation requirements and the other space will be 16.3 feet x 8'11" which is undersize due to the width of the lot and the fact that there are rear stairs which precludes the parking space being more than 16.3 feet in length.

(3) Appellant therefore requires a waiver of both the size of the parking space and from that provision which requires that the spaces be located at least ten feet from the rear of the building.

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

OPINION:

We are of the opinion that appellant has proven a ~~hard~~ hardship well within the meaning of the variance clause of the regulations and that a denial of this request will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner. We are further of the 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.