

PUBLIC HEARING--March 17, 1965

Appeal #8103 Archibald S. Alexander, 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 for a variance from the rear yard requirements and lot occupancy requirements of the R-3 District to permit erection of a private garage at the rear of 3308 R St. N.W., lot 830, square 1295, be granted.

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

(1) Appellant's lot has a frontage of 11.37 feet on a twenty foot wide public hearing and a depth of 32 feet. The lot widens out at the rear of 13.66 feet.

(2) Appellant proposes to erect a one-story private garage on this lot and in so doing requests a waiver of the rear yard and lot occupancy requirements in order to erect a garage to house a modern automobile.

(3) The R-3 District requires that appellant not occupy more than 40% of the lot area and provide a 20 foot rear yard.

(4) There was no objection to the granting of this appeal registered at the public hearing. An adjoining property owner and the citizens' association are in favor of the granting of this appeal.

OPINION:

We are of the opinion that appellant has proven a case of hardship within the meaning of Section 8207.11 of the Zoning Regulations, as the area and depth of the lot would not permit the appellant to erect a usable garage and conform to the rear yard and lot occupancy requirements.

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.