

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING—March 17, 1965

Appeal #8118 Samuel C. Reynolds, appellant.

The Zoning Administrator District of Columbia, appellee.

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

ORDERED:

That the appeal for a variance from off-street parking requirements of Section 7202 of the Zoning Regulations to permit waiver of one off-street parking space, and for a variance from the open court requirements of the C02 District to permit erection of three-story office and apartment building at 3004 Ga. Ave. N. W., lot 836, square 2890, be granted for the following reasons:

(1) From the records and the evidence adduced at the hearing, the Board finds that appellant has proven a hardship within the meaning of the variance clause of the regulations as it is not practicable to locate such parking space in accordance with the Zoning Regulations due to the size and dimensions of the lot and the lack of alley or other appropriate ingress or egress facilities through existing or proposed alleys or street. Further, the building will be used for ~~office~~ office purposes on the first floor and apartments on the second and third floors, the first floor not required to have parking and one space being required for each two apartment units in this area.

(2) In view of the above we are of the opinion that the 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.

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