

PUBLIC HEARING--April 14, 1965

Appeal #8130 Dorothy A. Reardon, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on April 20, 1965:

ORDERED:

That the appeal for a variance from the use provisions of the R-1-B District to permit erection of three garages for office space, storage and woodworking shop at 221 Vine St. N.W., lot 13, square 3354, be denied.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 50 feet on Vine Street, a depth of 150 feet and contains an area of 7500 square feet of land. The lot in question abuts R-1-B zoning on the east and west sides and C-2 zoning at the rear. Property across Vine Street is zoned R-1-B.

(2) The lot is improved with a detached dwelling and appellant desires to erect three storage garages in the rear of the property being 16.33 x 24 feet each.

(3) The proposed tenant of the property states that he is a builder and that he requires storage of equipment in connection with his business which include mortar mixers, surplus materials, portable scaffolding and tools which he desires to store in the garages and use one of the garages to park a 1/2 ton van type truck. The area in front of the garage would be paved and he would park one one-ton pick up truck.

(4) The tenant stated further that he will occupy the building as his office and in the first floor and basement he would store some equipment and have a bench saw and some tools.

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

OPINION:

Appellant was unable to prove and the Board was unable to find that by reason of exceptional narrowness, shallowness or shape of the property, or by reason of exceptional topography or other extraordinary or exceptional situation or condition of the property that the strict application of the regulations would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon him.

The property in question is rectangular in shape, has adequate frontage and depth and has property zoned R-1-B on each side and across the street therefrom and therefore the Board is of the opinion that the land can be used for its zoned purpose, i.e. detached single family dwelling as it has been occupied in the past.

In view of the above it is our further opinion that this relief cannot 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.