

PUBLIC HEARING--May 12, 1965

Appeal #8167 Alva A. Dawson, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on May 17, 1965:

ORDERED:

That the appeal for a variance from the provisions of paragraph 7201.3 of the Zoning Regulations to permit waiver of two parking spaces; or in alternative a variance from provisions of paragraph 7206.7 of the Zoning Regulations to permit driveway width less than 14 feet in width at 2001 - 19th Street or 1857 Vernon St. N.W., lot 45, square 2555, be granted in the alternative.

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

(1) Appellant proposes to remodel her building into a twenty unit apartment house. In making this remodeling she is required to provide nine parking spaces. Seven of these spaces can be provided on the property, but two of the spaces within the building constitutes a problem as a wall in the rear will have to be bricked up and a door provided through to enter from the side of the building.

(2) In order to provide a driveway 14 feet in width a wall would be removed which could endanger the building adjoining. It would also be quite expensive to install the two parking spaces. She requests to eliminate those two spaces in the building, or, in the alternative, be permitted to provide a driveway 11 feet in width.

(3) There was no objection to the granting of this appeal registered at the public hearing. There is a letter from the contiguous property owner on file who states she is opposed to the waiver of two spaces due to limited parking in the area but is favorable to the granting of a driveway less than fourteen feet in width.

OPINION:

We are of the opinion that appellant has a definite hardship in making this conversion but is of the opinion that, due to the scarcity of parking in this area, that the elimination of two spaces should not be granted. However, we are of the opinion that the reduction in size from fourteen feet to eleven feet in width can be accomplished and retain the two spaces.

We are of the further 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 maps, feeling that although the eleven foot wide driveway does not meet standard regulations that the width is ample to provide access into the parking area.