

PUBLIC HEARING--May 12, 1965

Appeal #8170 William M. Johnson, 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 open court requirements of the C-2 Dist. to permit three-story front addn. to store and office building at 4908 Georgia Ave. N.W., lot 17, square 2926, be granted.

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

(1) Appellant's lot, which is located in the C-2 District, has a frontage of 40 feet on Georgia Avenue and depths of 117.39 and 118.01 feet and has public alleys 10 feet in width at the rear and on the south side of the lot. The lot contains an area of 4086 square feet.

(2) Appellant's existing building is of frame construction, two-stories in height, and is used for retail sale of caskets which will remain. He proposes to erect a front three story brick addition 40 x 25 feet in size. The erection of the front addition, across the entire front of the lot, makes an existing side yard into an open court which will not meet the requirements of the Zoning Regulations which is six feet whereas the existing court will be four and one-half feet wide at its narrowest point at the rear of the building.

(3) Appellant has provided adequate off-street parking meeting the requirements of the Zoning Regulations.

(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 case of hardship within the meaning of Section 8207.11 of the Zoning Regulations, and 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. We are further of the opinion that light and air to adjoining properties will not be affected adversely by this proposed addition as it is well removed from the existing building to the north and there is a ten foot wide alley to the south.