

PUBLIC HEARING--June 16, 1965

Appeal #8177 Mr. and Mrs. Donald Carmichael, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on June 22, 1965:

ORDERED:

That the appeal for a variance from the lot occupancy requirements of the R-3 District to permit 2nd story over existing garage and new open deck and stair at 1919 - 23rd St. N.W., lot 276, square 2528, be denied for the the new open deck and partially approved for the stair as set forth below:

(1) From the records and the evidence adduced at the hearing, the Board finds that a variance to permit the open deck and stair as requested, which would increase the lot occupancy from 62% to approximately 70% would not be justified as the lot in question has no exceptional conditions being rectangular in shape and being of normal size and area. The Board therefore finds this appeal 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. The Board finds, however, that the granting of permission to erect a four foot square stoop with steps would not violate the intent and purpose of the zoning regulations, being of such size and area as not to affect adversely adjoining properties.

(2) There was objection to the granting of this appeal registered at the public hearing.

This Order shall be conditioned as follows:

- (a) The Board approves a four foot square stoop with stairs at the rear of the building.
- (b) The Board approves the second story over the existing garage.