

PUBLIC HEARING—June 16, 1965

Appeal #8252 Emily M. Wilson, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on July 14, 1965:

**ORDERED:**

That the appeal for a variance from the provisions of Section 7205.3 of the Zoning Regulations to permit open parking space in front of dwelling at 1406 - 34th St. N.W., lot 847, square 1246, be granted.

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

(1) Appellant's lot has a frontage of thirty feet on 34th Street and contains an area of ~~5x~~ 5654 square feet of land. The lot is very irregular in shape and extends back some 183 feet. The property is improved with a row type dwelling.

(2) An inspection of the records indicates that there is no alley at the rear of the property to provide parking in the rear of the dwelling.

(3) Exhibit #1 on file indicates a parking area in front of the building 10'8" in width and 20'8" in length which more than meets regulation requirements as to size. Also on this exhibit is a front elevation which shows a gate into the property and a 2'6" high face brick wall with an existing gate.

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

**OPINION:**

From the records and the evidence adduced at the hearing, the Board finds that appellant is unable to provide off-street parking in accordance with Paragraphs 7205.11, 7205.12, 7205.2 of the Zoning Regulations due to the fact that the lot has no alley access to the rear and further due to the fact that the building is in place which makes it impossible to park in the front more than ten feet of the building.

It is also the opinion of the Board that it would be economical unfeasible and impracticable to provide this parking within the existing structure.

We are further of the opinion that the arrangement of this parking space as shown on Exhibit #1 on file provides an attractive layout and therefore will be in harmony with the general purpose and intent of the Zoning Regulations and maps and can be granted without substantial detriment to the public good and will not impair the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.