

PUBLIC HEARING--August 18, 1965

Appeal #8327 J. V. Mladek, et ux, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on August 25, 1965:

ORDERED:

That the appeal for a variance from the requirements of Section 7205.12 of the Zoning Regulations to permit open parking space in front of the single-family dwelling at 3234 N St. N.W., lot 830, square 1218, be granted for the following reasons:

(1) Appellant's lot has a frontage of 35 feet on N Street and a depth of 147.75 feet and contains an area of 5250 square feet. The lot is improved with single-family row dwelling. There are no alley facilities in the rear or elsewhere for appellant to park in the rear.

(2) There is an existing maple tree in front of the property which will not be removed as the driveway in can be provided without disturbing the tree.

(3) Plans indicate a four foot high brick screening wall in the front with brick paving in back thereof and planting, which the Board feels make provide an attractive parking area as the automobile will be screened by this wall.

(4) 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 Section 7205.12 of the Zoning Regulations due to lack of alley access and further that the building is a row house which prevents entry into the rear yard. In view of the above we find that appellant has proven a hardship within the provisions of Section 8207.11 of the Zoning Regulations and that a denial of this appeal would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner.