

PUBLIC HEARING--December 15, 1965

Appeal #8512 E. Ray Knickel, appellant.

The Zoning Administrator District of Columbia, appellee.

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

**ORDERED:**

That the appeal for a variance from the use provisions of the R-3 District to permit removal of existing front porch on nonconforming rooming house at 2647 Woodley Road, N.W., lot 2, square 2108, be granted.

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

(1) Appellant's property, which is located in the R-3 District, is improved with a nonconforming rooming house.

(2) Appellant desires to remove the existing porch which is 36.5 feet wide and 8 feet in depth and replace it with a new porch being 16.12 feet in width and 5'9" in depth which will be considerably smaller than the existing porch.

(3) Appellant proposes to erect a circular driveway in the front of the building which will be landscaped and which will permit guests to pull off the street while checking in at the tourist home which will lessen traffic conditions on the street.

(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 provisions of Sect. 8207.11 of the Zoning Regulations and that the granting of this appeal will not result in substantial detriment to the public good and will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and maps, as the work proposed will decrease the nonconforming status of the property and the work proposed such as a circular driveway will permit better access to the premises and will lessen traffic congestion on the street in front.