

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8571 Joseph S. Heyward, Appellant.

The Zoning Administrator District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 4, 1966.

EFFECTIVE DATE OF ORDER -- March 21, 1966.

ORDERED:

That the appeal for a variance from the provisions of Section 7201.3 to permit waiver of one parking space at 210 Florida Avenue, NW., lot 20, square 550, be granted.

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

- (1) Appellant's property is located in a C-2 District. It is improved with a two story building with basement.
- (2) Appellant asserts that he has owned the property since 1928, and it has been rented as apartments since 1947.
- (3) The building is used as three apartments, one on each floor and another in the basement.
- (4) Appellant's lot is located in a triangular shaped square with little frontage and no side lot area.
- (5) There was no opposition to the granting of this appeal expressed at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations, and that a denial of the request will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

We are further of the opinion 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.