

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 23, 1966

Appeal No. 8633 David M. and Marjorie A. Ransom, appellants

The Zoning Administrator of the 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 30, 1966.

EFFECTIVE DATE OF ORDER: May 19, 1966

ORDERED:

That the appeal for a variance from the requirements of Section 7201.3 to permit waiver of one off-street parking space required by enlargement of building into three units at 2308 - 19th Street, N.W., lot 130, square 2539, be granted.

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

(1) Appellants' property is improved with a three story dwelling containing a full basement.

(2) The building now has an apartment on the first floor and another on the second and third floors.

(3) Section 7201.3 provides that when the intensity of use of a structure is increased by the addition of dwelling units parking spaces shall be provided for such addition.

(4) Appellants state that it is physically impossible for the owner to provide off-street parking anywhere on the lot since access to the property is blocked off except to the front.

(5) Kalorama Park is directly across from the property.

(6) Appellants are members of the Foreign Service and will frequently be away on duty, but plan to re-occupy the premises at stated intervals. The actual occupancy of the premises for a great period of time will be limited to two units.

(7) No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellants have proved a hardship within the meaning of the variance clause of the Zoning Regulations, and that a denial of the requested relief 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.