

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8695 Arnold & Richard Dorfmann, appellants

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at its meeting on April 27, 1966.

EFFECTIVE DATE OF ORDER: June 20, 1966

ORDERED:

That the appeal for a variance from the provisions of Sections 7206.7, 7204.1, and 7205 to permit a driveway less than 14 feet wide, to provide parking in front of the building, and to permit parking spaces less than 9 x 19 feet at 1341 Clifton Street, N.W., lot 85, Square 2866, be partially granted.

As a result of an inspection of the property by the Board and from the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) An inspection of the site was made on April 11, 1966.
- (2) Appellants' property is located in a congested neighborhood where on-street parking is at a premium. Off-street parking is necessary to accommodate any structure in this vicinity. The property is atop a steep hill.
- (3) Appellants' property is located in an R-5-B District.
- (4) Appellants' lot has a 40 foot frontage on Clifton Street with the rear lot line having the same width. The west boundary line is 203 feet in length and the east boundary line is 127.6 feet in length. The lot contains 8120 square feet of land. There is a thirty foot building restriction line.
- (5) Appellants purchased the subject property approximately 6 months ago.
- (6) Appellants propose to erect a 14-unit apartment building.
- (7) The rear of appellants' lot abuts a twenty foot paved public alley.
- (8) Appellants' plans present three (3) alternate parking proposals.
- (9) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board denies appellants' request to park in front of the proposed building. The Board approves appellants' parking as shown on Plan A of the drawings on file. Plan A provides that there be 5 spaces 9 x 18 feet and 2 spaces 8 x 20 feet. Inasmuch as this area is very congested, the Board feels that off-street parking is very necessary. Therefore, no waiver of ~~two~~ spaces is made. The Board concludes that the reduction in size of the spaces will do no 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 map.