

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8735 Virgil P. Powell, appellant

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 May 31, 1966.

EFFECTIVE DATE OF ORDER: July 14, 1966

ORDERED:

That the appeal for a variance from the rear yard requirements of the C-M-3 District to permit a one story rear addition to existing Radiator Repair Shop at 1630 - 14th Street, N.W., lots 811 and 100, Square 208, be granted.

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

- (1) Appellant's ^{Lot 811} lot is improved with a two-story building.
- (2) Appellant proposes to erect a one story rear addition on Lot 100.
- (3) The addition would be used to house a radiator repair shop while the existing two story building on lot 811 would be used for the installation and servicing of auto air conditioning.
- (4) The proposed addition would measure 25' x 55'. Access to the structure would be from an abutting 20 foot wide public alley.
- (5) ~~The~~ existing buildings are built out to the public alley with no rear yard being provided, except on Lot 100 which has a one-story brick building on it having a 50 foot rear yard.
- (6) The building on lot 811 was previously used as an automobile agency.
- (7) No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved 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 an 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.