

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8919 John Dancil, appellant.

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 December 14, 1966.

EFFECTIVE DATE OF ORDER = Feb. 5, 1968

ORDERED:

That the appeal for a variance from the provisions of Section 7202.1 to permit waiver of parking space for single family dwelling at 3139 O Street, SE., lot 805, square 5544, be granted.

FINDINGS OF FACT:

(1) The subject property is located in an R-1-B District and is improved with a two-story brick dwelling with a garage under the house.

(2) The property has a fifty foot frontage on O Street, SE. and a depth of approximately 115 feet.

(3) There is a steep slope from the level of the street to the garage under the house. There is no alley access to the property.

(4) Appellant states that the garage is not accessible for parking an automobile because of the slope and it is desired to use the garage as a recreation room.

(5) There are no other locations on the subject lot where off-street parking can be located.

(6) There was no opposition to the granting of this appeal registered at the public hearing.

OPINION:

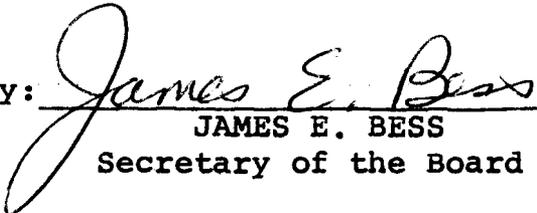
We are of the opinion that appellant has shown a hardship and that the relief sought is of a minor nature and does not conflict with the public interest. The slope of the driveway to the parking garage prevents its use for parking an automobile and the use of the garage as a recreation room is a reasonable use.

The requested 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 Maps.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



JAMES E. BESS
Secretary of the Board