

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 9016 Random Investment Corporation, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. William F. McIntosh not voting, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER - August 2, 1967

ORDERED:

That the appeal for a variance from the requirements of Section 7205 to permit off-street parking in front of single-family dwelling or in side yard within 10 feet of building at 2833 1/2 Arizona Avenue, NW., lot 815, square 1420, be partially granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-1-B District.
- (2) The property is improved with a three-story brick detached dwelling. The property has a 61.47 foot frontage on Arizona Avenue, NW., a depth of 84.20 feet at the north lot line, and 82.90 feet at the south lot line, and a rear lot line equal to the front line. The lot contains approximately 5,073 square feet.
- (3) The off-street parking for the structure is a problem because of the steep grade of the property, rising from Arizona Avenue. A car cannot be placed in the rear yard because of the grade conditions, as it would protrude into the side yard approximately six (6) feet and come within six (6) feet of the house.
- (4) Appellant desires to be allowed to park either in the front yard or the side yard of the property and within ten (10) feet of the building.
- (5) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board grants the alternative method proposed by the appellant, i.e. parking in the side yard within ten (10) feet of the dwelling. The variance to permit parking in front of the dwelling is denied.

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

The granting of the variance to permit off-street parking within the side yard and within ten(10) feet of the dwelling can be done 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. Further, the granting of this relief will have no adverse affect upon nearby and adjoining property.