

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- January 18, 1967

Appeal No. 9073-74 George A. Koplow et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Arthur B. Hatton dissenting, the following Order was entered at the meeting of the Board on January 27, 1967.

EFFECTIVE DATE OF ORDER -- June 27, 1967

ORDERED:

That the appeal for a variance from the requirements of Section 7204.1 to permit parking spaces less than 9 x 19 and in the alternative a waiver of 2 parking spaces at 1708-10 T Street, SE., lots 2-7 inclusive, square 5613, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-5-B District.
- (2) The property has a frontage of 120 feet on T Street, SE. and a depth of 123.21 feet containing approximately 14,785 square feet of land.
- (3) Appellants propose to erect two 3-story apartment buildings containing 14 units in each building.
- (4) Under the Zoning Regulations, appellants are required to provide one off-street parking space for each two dwelling units.
- (5) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board denies that portion of the request for a variance in the size of the parking spaces.

The alternative request is granted. We find that the waiving of two off-street parking spaces will have no adverse affect upon nearby and neighboring property. Further, we conclude that the requested relief can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.