

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 12, 1967

Appeal No. 9160 E. Brooke Lee, Jr., 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 April 18, 1967.

EFFECTIVE DATE OF ORDER - May 1, 1967

ORDERED:

That the appeal for a variance from the requirements of Section 7205 to permit off-street parking space less than 10 feet from the building and 3 feet from the property line at 3401 N Street, N.W., lot 832, Square 1228, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a 3-story dwelling. The frontage on N Street of the entire lot is 53.67 feet and it is 87.17 feet in depth.
3. It is proposed to provide parking space for two (2) automobiles in the existing side yard which measures 18.42 feet in width.
4. Section 7205.12(b) provides that such spaces must be at least three (3) feet from any side lot line.
5. Section 7205.2 provides that no such open parking space shall be located within 10 (10) feet of a one-family dwelling.
6. Opposition to the granting of this appeal was registered at the public hearing. The file contains one (1) letter in opposition to the proposal.

OPINION:

We are of the opinion that the appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations. We believe that to permit this use

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would be reasonable and that the granting of this appeal will not adversely affect the use of neighboring property nor impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.