

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 12, 1967
August 16, 1967

Appeal No. 9280 David D. Gaillard, II, 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 August 16, 1967.

EFFECTIVE DATE OF ORDER - September 6, 1967

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-A District to permit enlargement of existing garage at 4010 - 51st Street, N.W., lot 807, Square 1458, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-A District.
2. The lot has a frontage of approximately 100 feet on 51st Street and an area of approximately 13,000 square feet. There is no alley access to the property.
3. The property is improved with a large single-family dwelling. The existing garage is a part of the building and is located on the north side with access to 51st Street.
4. Appellant desires to enlarge the existing garage to accommodate two automobiles. In making this enlargement there will be a side yard of 5.15 feet in width which does not meet the existing Zoning Regulations requirements.
5. The existing lot more than meets all requirements of the Zoning Regulations with the exception of the side yard to the north of the building.
6. The property owners adjoining to the north, south and west have written letters to the Board favoring 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 regulations and that a denial of the request would result in peculiar and practical difficulties and 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 Maps.

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.