

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - January 17, 1968

Appeal No. 9464 Richard J. Passantino et ux, appellants.

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 January 24, 1968.

EFFECTIVE DATE OF ORDER - February 6, 1968

ORDERED:

That the appeal for a variance of Section 7205 to provide an open parking space in front and within 10 feet of proposed single family dwelling at 311 - 10th Street SE., lot 820, square 945, be granted.

FINDINGS OF FACT:

(1) The subject property is located in an R-4 District.

(2) The property has a frontage along 10th Street of approximately 19 feet and a depth of approximately 115.87 feet. The lot contains approximately 2201 square feet. There is no rear alley to the property.

(3) It is proposed to erect a two story brick row dwelling on the site.

(4) At the public hearing, appellant withdrew that portion of the appeal pertaining to parking within 10 feet of the dwelling.

(5) It is proposed to locate an open parking space in front of the dwelling. The space is proposed to be located behind a 6 foot 8 inch high screen solid brick and redwood wall.

(6) Appellant stated that a conventional garage would restrict the amount of light and ventilation that would be gained in the front of the lower floor of the dwelling and that to construct the garage within the dwelling would require a long narrow corridor at the ground floor level. Both results would provide a displeasing architectural appearance.

(7) The Capitol Hill Restoration Society and the Capitol Hill Southeast Citizens Association favor the granting of this appeal. No opposition to the granting of this appeal was registered at the public hearing.

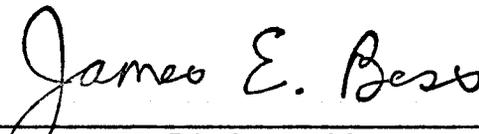
OPINION:

We are of the opinion that appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations and the denial of the requested variance would be to prevent a reasonable use of the property. The granting of this appeal will have no adverse affect upon nearby and adjoining property and will not substantially impair the purpose, intent, or 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:



JAMES E. BESS
Secretary of the Board