

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 17, 1968

Appeal No. 9554 James C. Ridgway, 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 17, 1968.

EFFECTIVE DATE OF ORDER - November 13, 1968

ORDERED:

That the appeal for a variance of the requirements of Section 7202.1 to permit waiver of one off-street parking space at 2128 Cathedral Avenue, N.W., lot 838, Square 2205, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property has a frontage of 42.59 feet on Cathedral Avenue and contains approximately 2,248 square feet of land.
3. Testimony of the architect in BZA File No. 8977 indicated that the property is approximately 85 feet deep and slopes from front (Cathedral Avenue) to back at a 50 percent grade.
4. It is proposed to construct a single-family dwelling on the property. The elevation of the lot to the west is 144.5 feet and the property falls from that point to Cathedral Avenue to an elevation of 99 feet.
5. The steepness of the property prevents the use of the site for off-street parking as appellant cannot satisfy the Regulations requiring a 12-percent slope of a driveway across public space.
6. Section 7202.1 requires an off-street parking space measuring at least 9 by 19 feet and located more than 10 feet from the building.

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7. Opposition to the granting of this appeal was registered at the public hearing held in connection with BZA Appeal No. 8977 by the American War Mothers who own property to the rear and west of the subject site. No opposition was registered at the public hearing on this present Appeal No. 9554.

8. BZA Appeal No. 8977 requested a variance of rear yard requirements and a variance of off-street parking provided in Section 7202.1 and was granted by the Board and effective May 4, 1967.

9. Appellant proposes to waive one off-street parking space in this present appeal.

OPINION:

We incorporate the facts contained in the Order in Appeal No. 8977 issued and effective May 4, 1967. It is concluded that the facts remain as they were on the date of the previous Order and that the granting of this appeal is consistent with that previous Order.

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.