

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 15, 1968

Appeal No. 9577 Gerard Dumphy, 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 May 21, 1968.

EFFECTIVE DATE OF ORDER - November 13, 1968

ORDERED:

That the appeal for variance from the lot occupancy requirements of the R-4 District to permit erection of a private garage at 119 - 10th Street, S.E., lot 47, Square 943, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a brick, single-family dwelling.
3. The property has a frontage of 16.17 feet facing east on 10th Street and a depth of 100.875 feet. The rear property line abuts a 15-foot public alley.
4. The appellant proposes to erect a private garage.
5. Section 3303.1 provides that no structure, including accessory buildings in an R-4 District shall occupy its lot in excess of 60 percent where such structure is a row dwelling.
6. No opposition to the granting of this appeal was registered at the public hearing. A letter in support of the proposed from the Capitol Hill Restoration Society and a letter in support from the Capitol Hill Southeast Citizens Association are in the record.

OPINION:

We are of the opinion that the appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that to deny the construction of a

Appeal No. 9577

-2-

garage would present a reasonable use of the property as zoned.

Further, the requested 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 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.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 14, 1969

Appeal No. 9577 Gerard Dumphy, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, APPELLEE.

On motion duly made, seconded and carried with William S. Harps absent, the following amendment was entered at the meeting of the Board on May 20, 1969.

EFFECTIVE DATE OF AMENDMENT - Sept. 10, 1969

ORDERED:

That the "Findings of Fact" be amended to read:

No. 7 - Appellant proposes to construct the garage at the ten (10) foot setback line and alleges that at one time a garage was built on the lot at the same setback line. Although such structure no longer exists, two side walls and cement floor indicate where it stood.

No. 8 - Existing neighboring properties have garages similarly situated as that proposed by the appellant.

That the "OPINION" of the Board be amended to read:

A variance is granted to permit construction of the garage as here proposed. The reason therefore being contained in the previous OPINION of the Board which remains unchanged.

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

ATTESTED:

By:



CHARLES E. MORGAN  
Secretary of the Board

THAT THE AMENDMENT IN THIS 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 AMENDMENT.