

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 15, 1969

Appeal No. 9912 Arthur Cotton Moore, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made and seconded with Messrs. Harps and McIntosh dissenting, the following Order of the Board was entered at the meeting of January 21, 1969.

ORDERED: EFFECTIVE DATE - May 12, 1970

That the appeal for a variance from the rear yard requirements of the R-3 District and R-1-B District and the provisions of Section 7206 to permit parking within 10 feet of building and 3 feet of side lot line for single-family dwelling at the southwest corner of Avon Lane and Avon Place, N.W., lot 868, Square 1282, be granted.

FINDINGS OF FACT:

1. The subject property is located partly in the R-1-B and partly in the R-3 Zoning Districts.
2. The property is currently vacant and is a total of 2,152.50 square feet.
3. Appellant proposes to construct a single-family dwelling with garage to cover approximately 53.3 percent of the lot.
4. Appellant alleges that the shape of the lot creates a hardship in that it is of a triangular configuration.
5. The proposed parking is to be within ten (10) feet of the dwelling and within 3 feet of the property line.
6. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

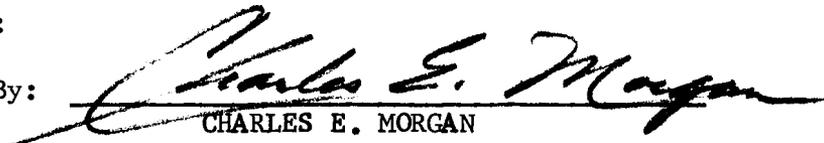
We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that 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

THAT 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.