Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 9, 1970

Appeal No. 10621 Raymond Mecalfe, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Messrs. Hatton and McIntosh dissenting, the following Order of the Board was entered at the meeting of December 15, 1970.

EFFECTIVE DATE OF ORDER - December 22, 1970

ORDERED:

That the appeal for variance from the requirements of Section 7502.3 to permit private garage in excess of 15 feet in height at 623 Constitution Avenue, N.E., lot 825, Square 865 be granted.

FINDINGS OF FACT:

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

2. The property is improved with a two (2) story brick single family dwelling.

3. Appellant proposes to erect a garage which would be in excess of 15 feet in height (Ex. 2).

4. The appellant alleged that the proposed garage will be 18 feet 6 inches and will be two (2) stories. The second story will be used for a recreation room. The appellant further alleged that his house is only 14 feet wide and 26 feet long and that a place is needed for recreation.

5. No opposition was registered at the public hearing to the granting of this appeal (See Ex. 10).

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

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and exceptional practical 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.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

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

ATTESTED:

By: _____
PATRICK E. KELLY
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.