

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 14, 1969

Appeal No. 10019 Florence S. Parrino, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 21, 1969.

EFFECTIVE DATE OF ORDER - Dec. 12, 1969

ORDERED:

That the appeal for variance from the lot occupancy requirements of the R-4 District to permit connection of 2 buildings for flat at 1015 East Capitol Street, Lot 800, Square 967, be granted as amended.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with two buildings, a dwelling and carriage house, one facing East Capitol Street and one facing North Carolina Avenue. It is alleged that the property existed in its present condition prior to May 12, 1958.
3. Appellant occupies the existing dwelling and uses the carriage house for storage purposes. It is proposed to connect the two existing buildings in the rear in order to provide additional living space. An enclosed court shall be created.
4. The total lot area is 2,600 square feet. The existing buildings occupy 1,489 square feet. The new addition will occupy 262 square feet. A variance is needed on 191 square feet.
5. At public hearing October 15, 1969, appellant requested Board approval of a new plan showing the previously approved connection of the two buildings on the lot as well as the addition of a third floor to the structure.
6. No objection to the granting of this appeal was registered at the public hearing.

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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.