

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 13, 1969

Appeal No. 10128 Robert Bean, et ux, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Messrs. Scrivener and McIntosh absent, the following Order was entered at the meeting of the Board on August 19, 1969.

EFFECTIVE DATE OF ORDER - Sept. 9, 1969

ORDERED:

That the appeal for variance of the open court requirements of the R-3 District to permit one-story bay to kitchen at 2234 Q Street, NW., Lot 34, Square 2510, be granted as amended.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a single-family dwelling.
3. The total area of appellant's lot is 2,430 square feet. The dwelling plus the garage presently cover 1,423 square feet. However, an areaway partially beside the house measures 4.4 inches in width and when counted would make total land covered 1,567 square feet when including the proposed 12 square feet addition.
4. Appellant amends this appeal for a variance of lot occupancy requirements of the R-3 District.
5. It is the intent of appellant to enlarge the structure in the area to be used as a kitchen.
6. No opposition to the granting of this appeal was registered at the public hearing.

Appeal No. 10128  
PAGE 2  
Sept. 9, 1969

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.