

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 13, 1969

Appeal No. 10138 William R. Fothergill, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

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

EFFECTIVE DATE OF ORDER - Sept. 16, 1969

ORDERED:

That the appeal for variance from the lot occupancy requirements of the R-4 District to permit one-story rear addition to dwelling at 158 North Carolina Avenue, SE., lot 801, Square 734, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a three (3) story brick building which is a single-family dwelling.
3. The lot frontage is 17.373 feet in width with a depth of 91 1/2 feet.
4. The dwelling was constructed on the south lot line with a small areaway which is approximately two (2) feet in width running the length of the building on the north lot line.
5. It is proposed to erect a one-story rear addition measuring 4.5 feet by 17.373 feet. The proposed addition meets allowable lot coverage but for the two foot areaway. Inasmuch as the areaway is less than six (6) feet in width, it is calculated into lot occupancy. The proposed rear addition will be used as a family room and small powder room.

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6. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven 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.