

BOARD OF ZONING ADJUSTMENT, D.C.

PUBLIC HEARING -- July 15, 1970

APPEAL No. 10470 Robert L. Plummer et ux, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Arthur B. Hatton dissenting, the following Order of the Board was entered at the meeting of July 21, 1970.

EFFECTIVE DATE OF ORDER - August 14, 1970

ORDERED:

That the appeal for variance from the use provisions and rear yard requirements of the C-1 District to permit one story rear addition to existing funeral home at 3015 - 12th Street, N. E., lots 42, 43, 806, Square 3933, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-1 District.
2. The subject property is improved with a brick structure used as a Funeral Home under C of O #B49903.
3. Appellant proposes to construct a one (1) story with basement rear addition to the existing Funeral Home.
4. Appellants alleged that the area of subject property is 22,000 square feet and the gross area of existing building is 6,600 square feet. The gross area of the addition will be 3,270 square feet making the total area of the building 9,930 square feet. The FAR is .451. (BZA Ex #2)
5. Appellant also alleged that construction of the existing Funeral Home was begun in 1957 and completed in the latter part of 1958.

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: _____



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.