

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 18, 1970

Appeal No. 10584 Leon Bethea, 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 November 24, 1970.

EFFECTIVE DATE OF ORDER - Feb. 12, 1971

ORDERED:

That the appeal for variance from the side yard requirements of the R-2 District to permit one story rear addition to dwelling at 6015 - 7th Place, NW., Lot 38, Square 3159, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is improved with a semi-detached single family dwelling.
3. The appellant proposes to construct a one story rear addition to the existing dwelling.
4. The appellant alleged that in the rear of the dwelling there is an 8 x 14 foot concrete terrace with masonry foundation walk. The appellant amended his appeal to include a variance from the open court requirements of the R-2 District (See Exhibit No. 3). Appellant further alleged that the proposed addition would be within 4 feet of the property line.
5. No opposition to the granting of this appeal was registered at the public hearing.

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OPINION:

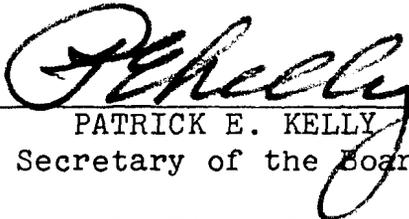
We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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: _____



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.