

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - April 14, 1971

Appeal No. 10739 William Kontos, 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 April 20, 1971.

ORDERED:

That the appeal for variance from the side yard requirements of R-2 District to permit one story rear addition to dwelling at 3606 Warren Street, N. W., lot 42, square 1895, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a R-2 District.
2. The property is improved with a two-story detached brick, single family dwelling.
3. The appellant proposes to erect a one story rear addition to the existing dwelling (see exhibits 2 and 3).
4. The dimensions of the proposed addition will be 16' by 33'. The appellant will raze the existing addition and the new addition will extend the width of the existing dwelling.
5. No opposition was registered at the Public Hearing to the granting of this appeal.

OPINION:

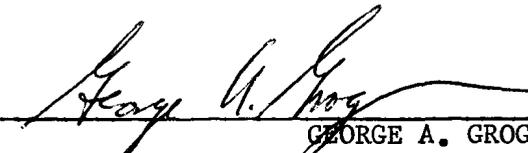
We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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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: 

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERI OD 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.