

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 12, 1971

Appeal No. 10748 Herman C. Ricks, et ux, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COL UMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 18, 1971.

EFFECTIVE DATE OF ORDER - June 17, 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 827 Tewkesbury Place, NW., Lot 812, Square 2976, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is improved with a detached single family dwelling.
3. Appellant proposes to erect a one story rear addition to the existing dwelling. (See Exhibits No. 2 and 2A).
4. The appellants lot is triangular in shape and has a 58.61 foot frontage on Tewkesbury Place, NW. The rear is 29.81 feet and the depth of the lot is 84.0 feet. The proposed addition is 19 feet by 27.5 feet. (See Plot Plan, Exhibit No. 2).
5. 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 or undue hardship upon the owner.