

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 17, 1971

Appeal No. 10971      Richard Seymour, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Samuel Scrivener, Jr. dissenting, the following Order of the Board was entered at the meeting of November 23, 1971.

EFFECTIVE DATE OF ORDER - Jan. 28, 1972

ORDERED:

That the appeal for variance from the open court requirements of the R-4 District to permit a one story rear addition to dwelling at 321 - 5th Street, SE., Lot 29, Square 820, be conditionally granted.

FINDING OF FACTS:

1. The subject property is located in an R-4 District.
2. The property is improved with a two (2) story row house attached on both sides.
3. Appellant proposes to put a one story addition to the rear of the house.
4. The addition will be used as a family type room. It will be open with windows in the rear.
5. At the public hearing appellant amended his appeal to put in the alternative that he be granted a variance 12 by 16 feet should the original appeal not be granted.
6. There was no opposition to the granting of this appeal 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.

This Order shall be subject to the following conditions:

- (a) That the appeal is granted for one story rear addition and shall not exceed 12 ft. by 16 feet in depth.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board

THAT THE APPEAL IN 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.