

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 17, 1971

Appeal No. 10972 Inez R. Arrendell, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

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

EFFECTIVE DATE OF ORDER - Feb. 4, 1972

ORDERED:

That the appeal for variance from the open court requirements and lot occupancy requirements of the R-4 District to permit one story rear addition to dwelling at 332 - 6th Street, SE., Lot 825, Square 874, be granted.

FINDING OF FACTS:

1. The subject property is located in an R-4 District.
2. The property is improved with a two-story single family rowhouse residence.
3. Appellant request variance from the open court requirements and lot occupancy to perm t one story rear addition to dwelling.
4. The proposed addition by appellant is to be used as a bathroom.
5. The proposed bathroom will be ten (10) feet in width and five (5) feet in depth.
6. Appellant stated that the addition will not be an eye sore as it will leave a twenty (20) foot yard which is presently a brick patio.
7. No opposition to the granting of this appeal was registered at the public hearing, however, there is one letter in the file in opposition.

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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: _____
GEORGE A. GROGAN
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.