

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 8, 1971

Appeal No. 11006 Col. Joseph R. Sipper, 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 December 14, 1971.

ORDERED:

That the appeal for variance from the lot occupancy requirements of the R-3 District to permit one story rear addition to dwelling at 3130 P Street, NW., Lot 62, Square 1256, be DENIED.

FINDINGS OF FACT:

1. The subject property is located in a R-3 District.
2. The property is improved with a residence and appellant request a variance from the lot occupancy requirements to permit a one story rear addition to dwelling.
3. The addition requested by appellant is to be a greenhouse over an open area in the roof of the swimming pool.
4. Appellant stated that the purpose of the greenhouse would be to provide a cover (as a skylight) and ventilation in order to reduce the humidity in the pool area, thus eliminating damage to the rear of the house.
5. Appellant stated that no part of his proposed structure can be seen from the street and feels that the greenhouse selected will not be objectionable in appearance to neighbors and be an attractive solution to his problem.

Appeal No. 11006

March 29, 1972

PAGE 2

6. At the public hearing a letter was read from one of Col. Sipper's neighbors which strongly opposed any variance on the lot occupancy requirements as the lot is presently greatly overbuilt with one story brick addition with a deck on top.

7. At the public hearing strong opposition was registered by the Citizens' Association of Georgetown urging denial stating that the lot is presently overbuilt and any additional variance would infringe on the privacy and liveability of adjacent homes and such variance would be opposite to the intent and purpose of the Zoning Regulations.

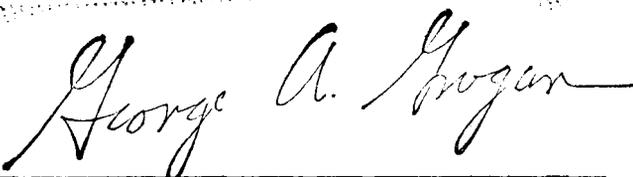
OPINION:

We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief cannot 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