

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1972

Appeal No. 11032 Eastern Memonite Board of Missions and Charities, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with the absence of Mr. Mackey, the following Order of the Board was entered at the meeting of January 18, 1972.

EFFECTIVE DATE OF ORDER: February 22, 1972

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-B District to permit one-story rear addition to dwelling at 223 Peabody Street, N. W., lot 63, Square 3338 be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The subject property is improved with a single family residence.
3. Appellant requests a variance from the side yard requirements to permit a one story rear addition to dwelling.
4. The requested addition is to construct two bedrooms to the rear of the present building for the purpose of accomodating the pastor and his family.
5. The appellant plans to maintain the same roof line in the new construction as that in the existing building.
6. No part of the subject property will be used as the office of the Eastern Memonite Board.
7. No opposition was registered at the public hearing as to the granting of this appeal.

OPINION:

We are of the opinion that the appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial

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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 condition:

- a. The area designated as the right side yard shall be 8 1/2 feet.

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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.