

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 21, 1973

Application No. 11288 - B. D. Claggett, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried by a vote of 3-0, with Mr. Harps absent and Lilla Burt Cummings, Esq. did not hear the case, the following Order of the Board was entered at the meeting of March 20, 1973.

EFFECTIVE DATE OF ORDER --

ORDERED:

That the application for a second floor addition to dwelling at 4827 Sedgwick Street, N. W., lot 808, Square 1504 be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved by a single-family dwelling.
3. The applicant will construct an addition to this house keeping in line with the existing side wall. Such an addition requires a side yard variance of two feet as the addition will continue a 6 foot non-conforming side yard. The minimum side yard in the R-1-B residential zone is 8 feet.
4. The subject addition will be a second story over the existing kitchen.
5. No opposition was registered to the granting of this application.

OPINION:

The Board is of the opinion that substantial reasons for granting a side yard variance have been demonstrated.

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We are of the opinion that appellant has proved 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. Therefore, this variance is hereby GRANTED.

BY THE 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.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 21, 1973

Application No. 11288 B.D. Claggett, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried by a vote of 3-0, the following Order of the Board was entered at the meeting of March 20, 1973.

EFFECTIVE DATE OF ORDER -- JUN " 1 1973

ORDERED:

That the application for a second floor addition to dwelling at 4827 Sedgwick Street, N.W., Lot 808, Square 1504, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is presently used as a single-family dwelling. The applicant proposes to construct an addition to this house keeping in line with the existing wall. Such an addition requires a side yard variance of two feet as the addition will provide a 6' side yard, whereas, the minimum is 8' in the R-1-B residential zone.
3. The subject addition will be a second story floor over the existing kitchen.
4. There was no opposition registered at the public hearing as to the granting of this application.

OPINION:

The Board is of the opinion that substantial reasons for granting relief in the form of an area variance has been demonstrated.

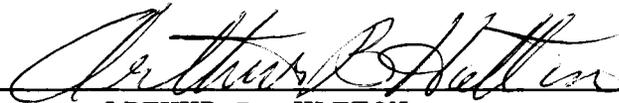
We are of the opinion that the appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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. Therefore, this variance is hereby GRANTED.

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

ATTESTED:

By: _____



ARTHUR B. HATTON

Acting 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.