

Before the Board of Zoning Adjustment, D. C.

Application No. 11421, of George R. Hindall, pursuant to Section 8207.11 of the Zoning Regulations for permission to add a third floor addition in variance to the requirements provided by Sections 7107.21 and 7507.3 of the Regulations at the premises of 21 Gessford Court S. E., Lot 71, Square 990.

HEARING DATE: July 18, 1973

EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. The subject property was previously used as a residence.
2. The owner has obtained a building permit and has restored the existing structure.
3. The owner proposes to construct a 3-story addition for habitable living spaces and a roof garden.
4. The building which occupies the property in question covers the entire lot.
5. The property has off-street parking.
6. The houses fronting and surrounding the subject property are all restored structures.
7. Numerous letters of support establish that restoration and further improvement of the property will have a beneficial effect on the neighborhood.
8. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant has proved a practical difficulty within the meaning of the Zoning Regulations. Strict application of the regulations in this instance would deny the applicant the beneficial use of his property which was purchased

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as a residence with the intent of restoration. The property is located in a totally restored area and the area residents strongly support the granting of this application. The Board concludes that the granting of this application will not adversely affect the neighborhood and is not contrary to the intent of the Zoning Regulations.

ORDERED:

That the above application be GRANTED.

VOTE:

5-0

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

ATTESTED By: James E. Miller  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: JAN 14 1974

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.