

Before the Board of Zoning Adjustment, D. C.

Application No. 11474 of Dr. and Mrs. John L. Walker, pursuant to Section 8207.11 of the Zoning Regulations for a variance from the side yard requirements of the R-1-A District, as provided under Section 3305.1 to permit the erection of a rear addition to an existing dwelling at 4401 Colorado Avenue, N.W., Lot 807, Square 2659.

HEARING DATE: September 19, 1973
EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. Subject property is improved with a single family dwelling in an R-1-A District.
2. Applicant intends to enlarge an existing bedroom on the west side of the house maintaining the 6.48 feet side yard.
3. Applicant stated that the size of the bedroom and the location of the heat and air conditioning vents, prevented him from using the bedroom.
4. There was no opposition registered at the public hearing.

CONCLUSIONS OF LAW:

The Board concludes that applicant 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 upon the owner.

ORDERED:

That the request for a variance be GRANTED.

Vote: 4-0 (Mr. Harps not voting).

Attested: James E. Miller
JAMES E. MILLER
Secretary to 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.

FINAL DATE OF ORDER: DEC 19 1973