

Before the Board of Zoning Adjustment, D. C.

Application No. 11504, of Donna J. Moore, pursuant to Section 8207.1 of the Zoning Regulations for a variance from the side yard requirements of Section 3305.1 in the R-4 District as provided by Section 8207.11 of the Regulations for permission to erect a new addition to the existing dwelling located at 1420 A Street, S.E., Lot 801, Square 1058.

HEARING DATE: November 14, 1973

EXECUTIVE SESSION: November 20, 1973

FINDINGS OF FACT:

1. The subject property is exceptionally narrow.
2. The side yard requirement in the R-4 District is 8 feet, whereas the existing dwelling has a 3.6 foot side yard.
3. The proposed addition will conform to the 3.6 foot side yard which presently exists at the existing dwelling on the property.
4. Support was negotiated.
5. The Capital Hill Restoration Society unanimously supports the applicants request as long as the addition is not used for commercial purposes.
6. The applicant intends to use the addition as a workshop for her hobby which is pottery making.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, the Board is of the opinion that the exceptional narrowness of the lot upon which the applicant proposes to build a rear addition demonstrates a hardship within the meaning of the variance clause and is the granting of this application will not impair the intent and purpose of the Zoning Regulations.

ORDERED:

THAT THE ABOVE APPLICATION BE, GRANTED, WITH THE FOLLOWING CONDITIONS.

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1. That the property shall not be used for commercial purposes.
2. That the property shall not be used for instruction or teaching.

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

JAN 4 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.'