

Before the Board of Zoning Adjustment, D. C.

Application No. 11572, of Tyrone White, pursuant to Section 8207.1 of the Zoning Regulations for a variance from the side yard requirements of the R-5-A District to permit the erection of a single-family dwelling with one side yard and the other wall, face on line, at premise 633 Raliegh Place, S. E., Lot 51, Square 5954.

HEARING DATE: February 13, 1974

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The applicant proposes to construct a single-family dwelling on a previously existing foundation.
2. The applicant proposes to provide a 9 foot side yard on one side of the property, and no side yard on the other side.
3. The previous dwelling located on the subject lot provided the same side yards as the proposed dwelling.
4. The applicant, at Public Hearing, estimated that the use of the pre-existing foundation to erect the proposed dwelling would save him over \$2,000.
5. No objection was registered.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that applicant has proved a practical difficulty within the meaning of the variance clause of the regulations. The fact that the proposed dwelling shall be built upon a pre-existing foundation which is non-conforming to the present R-5-A side yard requirement indicate's that strict application of the regulations would result in peculiar and exceptional practical difficulties to the owner.

ORDERED:

That the above application be GRANTED.

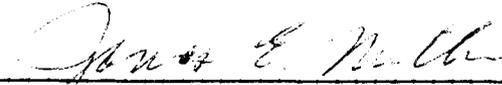
Application No. 11572

Page 2

VOTE: 4-0 (Mr. Harps absent, not voting).

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

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: MAR 26 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.