

Before the Board of Zoning Adjustment, D. C.

Application No. 11576, of Judith D. Garfield pursuant to Section 8207.11 for a variance from the side yard requirements of Section 3304.1 in the R-1-B District to permit the erection of an addition to a single family dwelling, consisting of wooden porches and a deck and rear of existing dwelling.

HEARING DATE: February 13, 1974
EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The applicant proposes to enclose a side porch and add a rear bathroom and deck to the rear of the first floor level.

2. The applicant proposes to enclose the side porch and add on a bathroom to be enclosed with aluminum siding.

A. The required side yard of the R-1-B zone is 8' and the proposed enclosure and addition would provide a 6' on one side and 18 feet, five (5) inches on the otherside.

3. The proposed deck on the rear of the existing building extend from rear of the dwelling to the existing garage.

(1) The rear yard requirement of the R-1-B zone is 25 feet. No rear yard is presently provided by reason of the existence of a garage built on the rear property line.

4. The lot occupancy of the subject lot will be 1,677.06 square feet including the proposed addition. The lot occupancy requirement of the R-1-B district is 40% or an allowable 2,062.08 square feet.

5. The purpose of the proposed improvements to the subject property is for family use.

6. Evidence of record indicates support by the neighbors of the applicant for permission to make the improvements proposed.

7. No objections were raised at the public hearing.

CONCLUSIONS OF LAW:

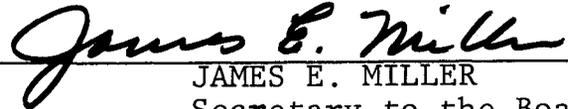
Based upon the above Findings, the Board is of the opinion that the applicant has demonstrated a practical difficulty, in that constructing the proposed addition for family use would not be possible unless relief is granted from strict application of the Zoning Regulations. The proposed improvements if allowed would not increase the lot occupancy of the existing dwelling over the 40% limitation. Based on neighborhood support, and the fact that no objection was raised at public hearing, the Board concludes that the granting of the requested variances will not adversely affect the neighborhood or substantially impair the intent of the zoning plan.

ORDERED: THAT THE ABOVE APPLICATION BE, GRANTED.

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

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 THIS ORDER: JUN 17 1974