

Before the Board of Zoning Adjustment, D. C.

Application No. 11597 of Charles & Maideh Magee pursuant to Section 8207.11 of the Zoning Regulations for a variance from the side yard requirements of Section 3305 of the regulations to permit a proposed addition located in the R-1-B District at 4518 Albemarle Street, N.W., Lot 822, 1566.

HEARING DATE: March 20, 1974
Executive Session: GRANTED FROM THE BENCH
AT PUBLIC HEARING

FINDINGS OF FACT:

1. The subject property is improved with a single family detached dwelling.
2. The applicant proposes to construct a rear addition on the east side of an existing single family dwelling located on the subject property.
3. The applicant, owner of the property, wishes to construct the proposed addition for the purpose of extending living room space which is necessary for official U.S. Government Representational obligations.
4. The applicant and owner one member of the U. S. Diplomatic Corps.
5. The side yard requirements of the R-1-B zone and eight feet on each side of the property.
6. Applicant's proposed addition would conform with the existing 5' 9" side yard of the existing structure on the east side of the subject property.
7. The applicant requires a variance of 2 feet one (1) inch.
8. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above Findings, the Board is of the opinion that the applicant has demonstrated a practical difficulty as required to support the quantity of an area variance defined in Section 8207.11 of the Regulations.

The Board concludes that the granting of the requested variance will not have an adverse effect on the present or future development of the neighborhood, or substantially impair the intent of the Zoning Plan and Maps.

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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
Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF 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: **MAR 20 1974**