

Before the Board of Zoning Adjustment, D- C.

Application No. 11544 of Holy Trinity Church, pursuant to Section 8207.11 of the Zoning Regulations for variances from the lot occupancy and rear yard requirements as provided by Sections 3303.1 and 3304.2 of the R-4 Zone to permit a one-story addition to a church at 709 4th Street, N. E., Lots 65 and 66, Saure 809.

HEARING DATE: May 15, 1974

EXECUTIVE SESSION: June 6 ,1974

FINDINGS OF FACT:

1. The subject property is a one-story brick church with a seating capacity of 200. It is located in an R-4 Zone.
2. The church is situated on two lots, it occupies 75% of one lot and approximately 50% of the other.
3. The church fronts on 4th Street. The proposed one-story addition will be in the rear.
4. The property abuts two alleys; one to the east and one in the rear. The proposed addition will extend 15 feet to each alley.
5. Applicant can provide an eight foot side yard on the north side of the property.
6. No opposition was registered at Public Hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board finds that applicant has proved a practical difficulty within the meaning of the variance clause, Applicant cannot provide the required 20 feet rear yard because of the public alley in the rear of the property.

We also find that the proposed addition will not have an adverse affect upon neighboring property or impair the and purpose of the Zoning Regulations.