

Before the Board of Zoning Adjustment, D. C.

Application No. 11644. 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 3304.1, of the R-4 Zone to permit a one-story addition to a church at 709 4th Street, N. E., Lots 65 and 66, Square 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 intent and purpose of the Zoning Regulations.

Application No. 11644

Page 2

ORDERED:

That the above application be GRANTED.

VOTE:

4-0 (Mr. Harps not present)

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

ATTESTED BY: _____



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: _____

7/9/74

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.

Before the Board of Zoning Adjustment, D. C.

Application - Amendment - No.11644, of Holy Trinity Church, pursuant to Section 8207.11 of the Zoning Regulations, for variances from the lot occupancy and rear yard requirements of the R-4 zone as provided by Sections 3303.1 and 3304.1, to permit a one story addition to a church at 709 4th Street, N.E., Lots 65 and 66, Square 809.

HEARING DATE: May 15, 1974

EXECUTIVE SESSION: June 6, 1974, and August 21, 1974

ORDERED:

That the request for modification of plans be, GRANTED as follows:

To relocate the proposed rear exit platform and basement area way to the north side of the addition as shown in the revised drawings dated August 26, 1974, and identified as exhibit plan y.

VOTE:

4-1 (Lilla Burt Cummings, Esq., dissenting.)

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

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **SEP 04 1974**