

Before the Board of Zoning Adjustment, D. C.

Application No. 11659, of Yvonne Treadwell pursuant to Section 8207.11 of the Zoning Regulations, for variances from the lot occupancy and side yard requirements, as provided by Section 3303.1 & 3305.3 of the R-4 Zone to permit a two-story addition to a dwelling at 410 G Street, S. E., Lot 805, Square 822.

HEARING DATE: June 19, 1974
EXECUTIVE SESSION: June 25, 1974

FINDINGS OF FACT:

1. The property is improved with a semi-detached two story dwelling situated on a 18 by 94 ft. lot.
2. Applicant proposes to erect a two story addition in the rear of the property.
3. Mrs. Treadwell testified and the Board finds that the small size of the lot and house creates a practical difficulty of having no bathroom on the bedroom floor and having the kitchen, utilities and bathroom wedged into one small area.
4. The house was built prior to the 1850's therefore making it impossible to modernize within the present structure.
5. The proposed addition will consist of the utility room on the first floor, a powder room under the stairway in the dining area, a bathroom, bedroom hallway and stair on the second floor. The dimensions of the proposed addition are 14 ft. wide and 26 feet long.
6. The existing side yard is 4 ft. and will remain the same. With the addition the lot occupancy will be approximately 56%. In the R-4 District a lot occupancy of 40% and a side yard of 8 ft. is required.
7. The Capital Hill Restoration Society and the Capital Hill Southeast Citizens Association support the application.
8. No objections were made to this application.

CONCLUSIONS OF LAW:

The Board concludes that applicant has proved a practical difficulty within the meaning of the variance clause. The variance requested is minimal and conclude that if the relief requested is not granted will place an undue hardship upon the owner,

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ORDERED:

That the above application be GRANTED.

VOTE:

5-0

BY ORDER OF THE D. C. BOARD OF ADJUSTMENT

ATTESTED BY



JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER:

7/27/74

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.