

Before the Board of Zoning Adjustment, D. C.

Application No. 11694 of VanKirk and Cynthia Fehr, pursuant to Section 8207.1 of the Zoning Regulations for a variance from the lot occupancy requirements of the R-3 District as provided by Section 3303.1 of the regulations to permit the erection of a two story addition to an existing dwelling at 3258 O Street, N. W., Lot 808, Square 1230.

HEARING DATE: August 21, 1974

EXECUTIVE SESSION: August 27, 1974

FINDINGS OF FACT:

1. The applicant proposes to construct a two story addition from the 1st floor level of the existing dwelling which will extend upward to the roof of the existing dwelling.

2. The first floor room would be two stories high and the second floor room would be one story high.

3. The applicants would need a variance of 4% from the 40% lot occupancy limitation of the R-3 Zone which would amount to 556.96 square feet above the proscribed standard of Section 3303.1 of the regulations.

4. A representative of the Georgetown Citizens association testified at the Public Hearing that the applicant had plenty of room on his lot to construct the proposed addition and that the applicants' neighbors had no opposition to this application.

5. No opposition was registered at the Public Hearing.

CONCLUSIONS OF LAW:

Based on the above findings, the Board is of the opinion that strict application of the Zoning Regulations would cause the applicant a practical difficulty by denying to him a beneficial use of his property, where the facts indicate that the variance is small (4%) and where the requested variance will not adversely affect neighboring property. The Board concludes, that the granting of this variance will not impair the meaning and intent of the Zoning Regulations.

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ORDERED:

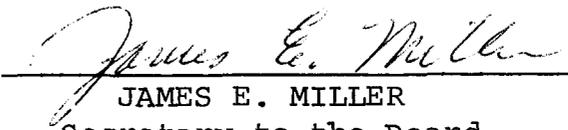
That the above application be GRANTED.

VOTE:

5-0

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

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **SEP 17 1974**

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.