

Before the Board of Zoning Adjustment, D. C.

Application No. 11769 of Thomas J. Hailstock, pursuant to Section 8207.1 and 8207.2 of the Zoning Regulations for an area variance from the side yard provision of Section 3305.1 and for permission to erect an addition to a non-conforming structure as provided by Sections 8207.11 and 7107.22 of the regulations in the R-1-B Zone located at 3523 Texas Avenue, S. E., Lot 19, Square 5529.

HEARING DATE: November 20, 1974

DECISION DATE: GRANTED from the Bench at November 20, 1974
Public Hearing

FINDINGS OF FACT:

1. The applicant proposes to erect a one-room addition to the existing single family dwelling, which would be located atop the existing garage which is removed 6.40 inches from the side lot line.

2. The R-1-B Zone requires an eight foot side yard, therefore, the applicant requires an area variance of 1.60 feet.

3. The applicant proposes this addition for the purpose of enlarging his residence to accomodate a growing family.

4. No opposition was registered in the record or at the Public Hearing.

5. The Board has before it no facts to find that the proposed addition would be objectionable.

CONCLUSIONS OF LAW AND OPINION:

Based upon the above findings of fact and the record, the Board is of the opinion that the applicant is confronted with a practical difficulty by reason of strict application of the regulations in his effort to make a beneficial use of his property. The variance requested is minimal and no objections having been presented, the Board concludes that

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this variance, if granted, would not adversely affect nearby and adjoining property or impair the meaning and intent of the Zoning Regulations and Map.

ORDERED:

That the above application be GRANTED.

VOTE:

4-0 (Mr. Klauber 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: **NOV 25 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.