

Before the Board of Zoning Adjustment, D. C.

Application No. 11797 of Francis and Jaunice Yates pursuant to Section 8207.1 of the Zoning Regulations for an area variance from Section 3305.1 of the Regulations to permit the construction of an addition to a single-family dwelling located at 6520 - 8th Street, N. W., in the R-1-B zone, Lot 822, Square 2973.

HEARING DATE: November 20, 1974

DECISION DATE: GRANTED from the Bench at Public Hearing 11/20/74

FINDINGS OF FACT:

1. The applicant proposes to construct a rear addition to an existing single-family dwelling providing a 2' side yard on the side of the subject lot which abuts an alley.

2. The existing dwelling also provides a 2' side yard and was built when the Zoning Regulation allowed measurement of side from the center point of alley.

3. The R-1-B zone requires the applicant to provide an eight foot side yard.

4. No opposition was registered at public hearing of this application.

CONCLUSIONS OF LAW:

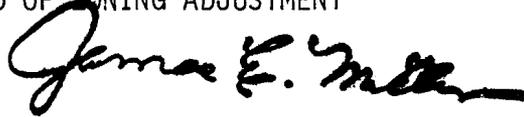
Based upon the above findings and the record of this case, the Board is of the opinion that the applicant is confronted with a practical difficulty in that strict application of the Regulations would not permit the construction of the proposed addition. The dwelling constructed on the subject property does not conform to the area (side yard) requirements of the R-1-B zone, however, the proposed addition will not decrease the amount of side yard now provided by the existing dwelling.

The applicant, having demonstrated the existence of a practical difficulty, the Board concludes that the provisions of Section 8207.11 of the Regulations have been satisfied, and that the requested variance if granted, would not adversely affect the use of adjoining or nearby property, or impair the meaning and intent of the Zoning Regulations.

ORDERED: That the above application be GRANTED from the Bench, the case being uncontested.

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: 11-20-1974

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.