

Before the Board of Zoning Adjustment, D. C.

Application No. 11990, of Myrtle Palmer, pursuant to Section 8207.1 of the Zoning Regulations for a variance from the side yard requirements (Section 3305) to permit an addition to a dwelling in the R-1-B District at the premises 6721 Piney Branch Road, N. W. (Square 3167, Lots 43 and 44).

HEARING DATE: December 17, 1975

DECISION DATE: January 14, 1976

FINDINGS OF FACT:

1. The subject property is located in a R-1-B District.
2. The existing structure located on the subject premises is a two-story single family dwelling, built approximately 50 years ago, a use permitted as a matter-of-right .
3. The present lot is non-conforming as to area and width, but conforms as to lot occupancy.
4. The present structure has a non-conforming side yard on both sides, 8 feet being required and 5 feet provided on the north and 7 on the south.
5. The proposed one (1) story addition would extend six (6) feet to the rear of the existing structure but would not project into the required rear yard.
6. The north wall of the addition would be on the *same* line as the north wall of the existing dwelling, but would extend three (3) feet into the required side yard.
7. The addition will be faced with the same material as the remainder of the house.
8. The addition will contain a bedroom to be used by the occupant of the house, who has been advised by her

