

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12053, of Mr and Mrs. William Cavaney, pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from the side yard requirements (Sub-section 3305.2.) to permit a side addition to a dwelling in the R-3 district at the premises 2911 - 29th Street, N.W. (Square 2106, Lot 82.)

HEARING DATE: January 21, 1976
DECISION DATE: February 11, 1976

FINDINGS OF FACT:

1. The property is located in an R-3 district.
2. The property is improved with a two -story plus basement brick dwelling.
3. The area of lot is 3,820 square feet, with a lot width of 40 feet.
4. The existing dwelling has a nine (9) foot minimum side yard.
5. The R-1-B district requires a eight foot minimum side yard.
6. The applicant proposes a side addition which would have a side yard of three feet, four inches. This would require a variance of four feet, eight inches.
7. The subject property is similar in size and shape to most of the other lots in the block.

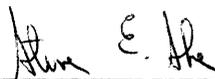
CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the structure on the lot is currently a conforming structure. The proposed addition would make the structure non-conforming. The Board finds no evidence showing a practical difficulty relating to the lot or structure itself. The Board also concludes that the lot is similar to most other property in the block. It is therefore ORDERED that the subject application be DENIED.

VOICE: 4-0 (Lewis, Cummings, Harps & McCants to Deny, McIntosh not voting, not having heard the case.)

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

ATTESTED BY: _____


STEVEN E. SHER
Acting Secretary to the Board

FINAL DATE OF THIS ORDER: MAR 9 1976