

Before The Board of Zoning Adjustment, D. C.

Application No. 12099, of Ronald Carroll, Sr., pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from the side yard (Sub-section 3305.1) requirements to permit an addition to a semi-detached dwelling in the R-2 District at the premises 4028 Southern Avenue, S. E. (Square 5523, Lot 801).

HEARING DATE: March 31, 1976

DECISION DATE: May 3, 1976

FINDINGS OF FACT:

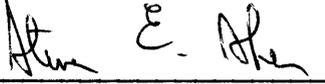
1. The subject property is located in an R-2 District.
2. The subject property is developed with a two-story plus basement semi-detached dwelling.
3. The applicant desires to build a rear addition to the existing structure. The proposed addition would extend 16 feet toward the rear of the property and be 16 feet wide. It would contain two bedrooms and one bath.
4. The property is a highly irregularly shaped lot, with a street frontage of approximately 60 feet on Southern Avenue and Fort Dupont Street and a width of approximately 20 feet along an alley. The south east property line runs at an angle to the street, such that if an 8 foot side yard were required along this lot line, the width of the addition would be limited to as little as 7 feet.
5. The existing building is in conformance with the R-2 District of the Zoning Regulations.
6. The proposed addition would create a side yard of only 4.5 feet, whereas eight feet is the required minimum width. A variance of 3.5 feet is thus required.
7. There was no opposition to this application.

CONCLUSIONS OF LAW:

The Board concludes that the requested variance is an area variance, the granting of which requires the showing of a practical difficulty. The Board concludes that the applicant has demonstrated such a practical difficulty, due to the highly irregular shape of the lot. The Board further concludes that there will be no adverse impact on the adjacent property. It is therefore ordered that the application be GRANTED.

VOTE: 3-0 (Martin Klauber, Leonard L. McCants and William F. McIntosh to grant, Lilla Burt Cummings and William S. Harps not present, not voting.)

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

ATTESTED By: 
STEVEN E. SHER
Acting Secretary to the Board

FINAL DATE OF ORDER: MAY 10 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.