BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12154 of Parker Borg, pursuant to Sub-section 8207.11 of the Zoning Regulations for a variance from the rear yard requirements (Sub-section 3304.1) and side yard requirements (Sub-section 3305.1) to permit an addition to a dwelling which is a non-conforming structure in the R-1-B District at 2323 Nebraska Avenue, N.W. (Lots 4 and 5, Square 1400).

HEARING DATE: September 15, 1976
DECISION DATE: September 15, 1976 (Bench Decision)

FINDINGS OF FACT:

1. The property is located in the R-5-1 District and is a non-conforming structure.

2. Applicant proposes to construct an addition by enclosing an existing deck and balcony and adding a second floor consisting of two rooms and a bath.

3. In order to construct the proposed improvements, a side yard variance of 1 foot and a rear yard variance of 7.08 feet is required.

4. Applicant can expand the building either by an addition on the front of the structure or by the construction of a second floor within zoning requirements.

5. The application was opposed by an adjacent property owner on the grounds that the addition would invade his privacy and obstruct his rearward view of the adjacent palisades.

CONCLUSIONS OF LAW AND OPINION

Applicant seeks two area variances requiring a showing of peculiar or practical difficulties resulting from the condition of the property. The Board is of the opinion that the applicant has failed to make such a showing. It is therefore ORDERED that this application is hereby DENIED.

VOTE: 3-2 (Lilla B. Cummings, Esq., Ruby B. McZier and William S. Harps to deny. William F. McIntosh and Leonard L. McCants, Esq. to grant.)

ATTESTED BY: Arthur B Hatton
ARTHUR B. HATTON
Secretary to the Board

FINAL DATE OF ORDER: 4-20-77