

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12194, of Alfred J. Liepold, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a variance from the side yard requirements (Sub-section 3305.1 and Paragraph 7107.22) to permit a front addition to a dwelling which is a non-conforming structure in the R-2 District at the premises 3909 3909 Northampton Street, N.W., (Square 1746, Lot 29). ANC No. 3G.

HEARING DATE: September 21, 1976
DECISION DATE: September 21, 1976

FINDINGS OF FACT:

1. The property is located in the R-2 District. In this district an eight (8) foot side yard is required by the Zoning Regulations.

2. The lot is 30 feet wide and the existing building has two five (5) foot side yards.

3. The house has an uncovered existing front porch which is eight (8) feet deep and 18 feet wide.

4. The applicant wishes to construct a two (2) story addition with the same dimensions as the existing porch.

5. It would be impractical to build an addition conforming to the regulations of the R-2 District since an addition with one 8 foot side yard would not line up with the existing house which is centered on the lot.

6. The proposed addition would have two (2) six foot four-inches side yards.

7. There was no opposition on record or at the hearing.

CONCLUSIONS OF LAW:

The Board concludes that this is an area variance, the granting of which requires a showing of practical difficulty. The Board concludes that it would be impractical to make an addition in compliance with the Zoning Regulations. The Board also concludes that there would be no adverse neighborhood impact. It is therefore ORDERED that the application be GRANTED.

Application No. 12194
Page No. 2

VOTE: 4-0, (Leonard L. McCants, Esq., Ruby B. McZier, Esq.,
and William S. Harps, and Lilla Burt Cummings, Esq.,
to GRANT.; with William F. McIntosh, not present and
not voting.)

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

ATTESTED BY:



ARTHUR B. HATTON
Executive Director

FINAL DATE OF ORDER:



THAT THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
UNLESS APPLICATION FOR A BUILDING 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.