

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12283 of Joseph M. Deady, pursuant to Sub-section 8207.11 of the Zoning Regulations, for area variances under Sub-sections 3303.1 and 7107.23 (lot occupancy), Sub-section 3302.1 and 7107.23 (F.A.R.), and Sub-section 3305.1 and 7107.22 (side yard) to permit the construction of a rear addition, back porch to a row dwelling, a non-conforming structure in the R-5-A District at 4104 10th Street, N.E., (Square 3815, Lot 31).

HEARING DATE: January 25, 1977

DECISION DATE: February 8, 1977

DISPOSITION: Application Denied by a vote of 4-0 (Richard L. Stanton, William F. McIntosh, Lilla Burt Cummings, Esq. and Leonard L. McCants, Esq.)

FINAL DATE OF ORDER: May 24, 1977

ORDER

Upon consideration of the applicant's Motion for Reconsideration, dated June 2, 1977, the Board finds that the Motion fails to state an acceptable basis of error on the part of the Board to support a Motion for Reconsideration. It is therefore ORDERED that the Motion for Reconsideration be DENIED.

DECISION DATE: July 12, 1977

VOTE 3-0 (William F. McIntosh, Leonard L. McCants, Esq, Charles Norris)

BY ORDER OF D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: \_\_\_\_\_

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 14 JUL 1977

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12283 of Joseph M. Deady, pursuant to Sub-section 8207.11 of the Zoning Regulations, for area variances under Sub-sections 3303.1 and 7107.23 (lot occupancy), Sub-sections 3302.1 and 7107.23 (F.A.R.), and Sub-sections 3305.1 and 7107.22 (side yard) to permit the construction of a rear addition, back porch, to a row dwelling, a nonconforming structure, in the R-5-A District at 4104 10th Street, N.E. (Lot 31, Square 3815).

HEARING DATE: January 25, 1977

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FINDINGS OF FACT:

1. The property is located in the R-5-A District.
2. The property is a row dwelling with a lot width of twenty (20) feet.
3. Applicant proposes to construct a rear porch with roof and screening twenty (20) feet wide and nine (9) feet deep.
4. The existing structure is nonconforming, exceeding permitted lot occupancy by one hundred and twenty (120) square feet and seventy (70) square feet F.A.R.
5. Applicant's proposed construction requires an additional variance of one hundred and sixty (160) square feet for lot occupancy and F.A.R., and a variance for the eight (8) foot side yard requirement on either side.

CONCLUSIONS OF LAW AND OPINION

Applicant seeks a series of area variances which require a showing of hardship or peculiar or exceptional difficulties: The Board is of the opinion that the applicant has failed to make the required showing. It is therefore ORDERED that the application is hereby DENIED.

VOTE: 4-0 (Richard L. Stanton, William F. McIntosh, Lilla B. Cummings, and Leonard L. McCants, Esq.)

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

ATTESTED BY:   
ARTHUR B. HATTON  
Secretary to the Board

FINAL DATE OF ORDER: 5-24-77