

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12399 of Cornelius Wilson, pursuant to paragraph 8207.11 of the Zoning Regulations for a variance from the rear yard requirement (Sub-section 3304.1) to permit a rear addition to a dwelling in the R-2 District at the premises 5212 - 12th Street, N.E., (Square 3753, Lot 8).

HEARING DATE: April 26, 1977
DECISION DATE: June 7, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-2 zone district at 5212 - 12th Street, N.E.
2. The subject property is presently improved with a two (2) story plus basement semi-detached dwelling.
3. The applicant proposed the construction of a 12 X 18 foot rear addition.
4. The regulations require a twenty (20) foot rear yard in an R-2 zone district. With the construction of the proposed rear addition, the applicant will provide 15.68 feet. A variance of 4.32 feet or 21.60 per cent is required.
5. The applicant's only practical difficulty or hardship was that an additional person might be coming to reside on the premises. No other hardship or practical difficulty was offered.
6. There was no opposition to the granting of this application.

CONCLUSION OF LAW AND OPINION:

Based on the above findings of fact and the evidence of record, the Board is of the opinion that the requested variances are area variances, the granting of which requires the showing of a practical difficulty.

The Board concludes that the practical difficulty which the applicant alleges is not one which is associated with the property and therefore not a practical difficulty as intended by the Zoning Act and the Zoning Regulations. Therefore, it is ORDERED that this application is hereby DENIED.

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

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 22 AUG 1977