

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--Nov. 25, 1964

Appeal #7978 Oliver W. Maynor, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Clouser dissenting, the following Order was entered on December 1, 1964:

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit roof over existing front porch at 4034 K Lee St. N.E. lot 12, square 5073, be granted for the following reasons:

(1) From the records and the evidence adduced at the hearing, the Board finds that appellant has proven a case of hardship within the meaning of the variance clause of the regulations, as appellant is utilizing the existing concrete slab for a front porch to his dwelling. Other dwellings in the block have the same type of front porch.

(2) The proposed porch will be open so it will not affect adversely conditions of light and air to adjoining properties, being well removed from the adjoining property to the south and well removed from the adjoining property to the north.

(3) There was no objection to the granting of this appeal registered at the public hearing.

(4) In view of the conditions of this property we find that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and maps, and further, that a denial of this appeal would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner.