

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--Nov. 25, 1964

Appeal #7996 Howard University, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried 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 erection of addition to dwelling at 7211- 16th Street, N.W., lot 828, square 2736, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located in the R-1-B District, has a frontage of 70 feet on 16th Street and a depth of 124.9 feet. The lot contains an area of 7464 square feet of land and is improved with a detached single-family dwelling.

(2) The proposed addition which is two feet in width and 20.65 feet in length will be provided on the existing garage to give sufficient width to accommodate a modern automobile.

(3) The addition will decrease an existing eight foot side yard to six feet in width. This side yard provided would meet the requirements of regulations existing prior to 1958.

(4) The erection of this addition will not create any deficiency in rear yard or lot occupancy requirements for the R-1-B District as appellant's existing building does not cover more than one-third of the lot area.

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

OPINION:

It is the opinion of this Board that the relief requested 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 that the addition is removed sufficiently from the adjoining property owner as not to affect adversely conditions of light and air thereto.

We are further of the opinion that a denial of this request will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property.