

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING---December 16, 1964

Appeal #8012 Frank D. Rogers, Jr. and Thomas M. Kent, appellant.

Zoning Administrator District of Columbia, appellee.

Motion duly made, seconded and unanimously carried the following was entered on December 22, 1964:

ORDERED:

That the appeal for a variance from the open court requirements of the R-5-B District to permit the opening of a window in an existing wall at 1779 Lanier Place, N.W., lot 334, square 2583, be granted.

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

- (1) The existing 6 foot court is nonconforming with Section 3306.1 of the regulations which requires a minimum open court of 10 feet.
- (2) The existing building is being remodeled to accommodate 6 apartments and will not bring about any further reduction in the existing court.
- (3) The requested additional window is needed for compliance with the light regulations of the Building Code.
- (4) There are no plans to close any of the several windows which now open on to said court.
- (5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the additional window will take maximum advantage of the limited light and air provided by the existing court and will permit a reasonable and economic arrangements of rooms within the structure. We are further of the opinion that a hardship within the meaning of Section 8207.11 exists in relation to the property and more particularly to the court and that the Board is acting within the authority of Section 8207 in granting this variance.