

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--Jan. 13, 1965

Appeal #8043 Mr. and Mrs. Wm. R. Tucker, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Messrs. Clouser and McIntosh not voting, the following Order was entered on January 13, 1965:

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-A District to permit erection of a one-story side and rear addition to the dwelling at 4237 Garfield Street, N.W., lot 28, square 1701, be granted.

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

(1) Appellant's lot has a frontage of 51.2 feet on Garfield Street and depths of 118.8 feet and 110.2 feet. The lot contains an area of 5437 square feet of land and adjoins a U. S. Reservation to the east and single family lots to the west and north.

(2) The property is improved with a single-family residence with a nonconforming side yard on the west side of the lot of 6.03 feet whereas regulations require 8 feet. The building was erected in 1934 and at that time this side yard met regulation requirements.

(3) The proposed addition at the rear and part of the west side of the building provides a 6.03 side yard which matches the side yard provided on that side of the building. The addition is so constructed so that it will match the existing kitchen and give needed extra room.

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

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of paragraph 8207.11 of the Zoning Regulations and that the 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 map. We are further of the opinion that the addition is so located as not to affect adversely conditions of light and air to adjoining properties.