

PUBLIC HEARING—May 12, 1965

Appeal #8175 James L. Hymes, Jr. appellant,

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on May 17, 1965:

ORDERED:

That the appeal for a variance from the lot occupancy requirements and the rear yard requirements of the R-4 District to permit erection of a one-story addition to the dwelling at 701 A St. S.E., lot 17, square 899, 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 hardship within the provisions of Section 8207.11 of the Zoning Regulations, as the proposed addition will extend back only six feet to provide a powder room and will leave a rear yard of 17.5 feet to a 10 foot wide public alley.

(2) The Board also finds that the property is already over-occupied and the rear yard is only  $2\frac{1}{2}$  feet short of regulation requirements and the addition is on a corner lot and will extend back on line with the one adjoining dwelling to the south and therefore will not affect adversely light and air thereto.

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

(4) In view of the above conditions 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 map.