

PUBLIC HEARING--July 14, 1965

Appeal #8262 Robt. P. Williams, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on July 14, 1965:

ORDERED:

That the appeal for a variance from the side yard requirements of the R-2 District to permit erection of a one-story rear porch to dwelling at 2206 Irving St. S.E., lot 28, square 5841, 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 21.5 feet on Irving Street and is L-shaped having a width at the rear of 37.50 feet. The lot contains an area of 1909 square feet of land and is improved with a semi-detached dwelling.

(2) Appellant proposes to erect an enclosed porch on the first floor level at the rear of this two-story dwelling. The addition will be 10'8" deep and 15'4" wide and will be set in line with the existing building 5.5' from the adjoining property line to the west. Appellant states that to provide a required yard that he would lose a lot of valuable space and further states that there is 10' between the property line of his neighbor which makes a total space between buildings of 15½'.

(3) 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 provisions of Section 8207.11 of the Zoning Regulations and that to require a yard opposite the addition meeting the requirements of the zoning regulations would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner. We are further of the opinion that the proposed addition will not affect adversely conditions of light and air to adjoining properties who have given their consent to this addition.

In view of the above we are further of the opinion 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.