

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING--August 18, 1965

Appeal #8293 William James, Jr. et ux, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on August 25, 1965:

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit a rear addition to the dwelling at 6720 - 13th Place, N.W., lot 78, square 2947, be granted for the following reasons:

(1) Appellant's lot, which is located in the R-1-B District, has a frontage of 38.76 feet on 13th Place and a depth of approximately 130 feet to a sixteen foot public alley in the rear. The lot contains an area of 4984 square feet.

(2) Appellant's dwelling has two side yards, one being 5.34 feet in width on the side where the addition is proposed and approximately 5½ feet on the north side. A rear yard of 39 feet plus or minus will be provided and the lot occupancy will not be exceeded by the addition.

(3) The proposed addition will extend back only three feet for the entire width of the existing addition.

(4) Appellant states that to meet the side yard requirement on the new addition would cause undue hardship as the room would not be of reasonable width and would block light and air and also block access to the basement.

(5) There was no objection to the granting of this appeal registered at the public hearing. There were two letters filed in favor of the granting of this appeal.

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 a denial of her appeal will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner. 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.