

PUBLIC HEARING-- August 18, 1965

Appeal #8311 Robert Dean, 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-5-A District to permit relocation and second story rear addition to the single-family dwelling at 324 - 62nd Street, N.E., lot 39, square 5267, be granted for the following reasons:

- (1) Appellant's lot, which is located in the R-5-A District, has a frontage of 25 feet on 62nd Street, a depth of 140 feet to a 20 foot wide public alley in the rear.
- (2) Appellant's dwelling is a two story frame structure in the front and one story in the rear half. He requests permission to add an additional story of two rooms on the rear portion of the building, and in so doing the regulations require an 8' wide side yard, whereas appellant can provide only six feet so that the addition will be on line with the first story. There is a side yard of 7'9" on the front portion of the building.
- (3) The proposed second story addition will be 18 feet in width and 23 feet in depth. The addition will not decrease the existing side yard and there is ample rear yard and the building does not exceed the lot occupancy requirements.
- (4) There was no objection to the granting of this appeal registered at the public hearing.
- (5) In view of the above findings the Board is 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 the 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.