

PUBLIC HEARING--September 22, 1965

Appeal #8354 Mr. and Mrs. Leslie C. Reid, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on September 28, 1965:

ORDERED:

That the appeal for a variance from the side yard requirements of the R-5-A District to permit erection of a two-story rear addition to the dwelling at 5056 Jay St. N.E., lot 343, square 5176, be granted.

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

(1) Appellant's lot, which is located in the R-2 District, has a frontage of 22.50 feet on Jay Street and a depth of 117.50 feet to a 16 foot wide public alley in the rear. The lot contains an area of 2634 square feet of land.

(2) The property is improved with a semi-detached dwelling and has a side yard of 7.50 feet whereas regulations require eight feet, therefore the side yard is only one-half foot shy of meeting zoning regulation requirements.

(3) Appellant proposes to erect a two-story rear addition to the dwelling being fifteen feet in width and 25 feet in depth and will be on line with the existing dwelling. This addition will provide a living room on the first floor and a bedroom on the second.

(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 case of hardship within the provisions of Section 8207.11 of the Zoning Regulations and that a denial of the appeal for the lack of one-half foot side yard will result in peculiar and exceptional practical difficulties to and exceptional and undue hardship upon the appellant. We are also 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 plans as embodied in the zoning regulations and map.

We are also of the opinion that the addition will not affect adversely conditions of light and air to adjoining properties.