

PUBLIC HEARING--October 13, 1965

Appeal #8384 Mr. and Mrs. Eric Wentworth, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 19, 1965:

**ORDERED:**

That the appeal for a variance from the side yard requirements of the R-1-B District to permit erection of a one-story rear addition to the dwelling at 3509 Lowell St. N.W., lot 5, square 1952, 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-1-B District, has a frontage of 50 feet on Lowell Street and a depth of 135 feet. The lot contains an area of 6750 square feet of land and is improved with a detached single-family dwelling which is nonconforming due to side yards of 4.9 feet and 7.2 feet, whereas regulations require a minimum of 8 feet.

(2) Appellant proposes to erect a rear addition four feet in depth and 10.6 feet in width, which addition will be on line with the existing building on the east side and will not extend beyond the depth of the original building.

(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 case of hardship within the provisions of Section 8207.11 of the Zoning Regulations, and that a denial of the appeal would 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.

The addition is well removed from the existing structure adjoining to the east and therefore in our opinion will not affect adversely conditions of light and air to adjoining properties.