

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING--Nov. 17, 1965

Appeal #8442 Gerard F. St. Denis, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on November 24, 1965:

**ORDERED:**

That the appeal for a variance from the lot occupancy and rear yard requirements of the R-4 District to permit second story rear addn. to dwelling on alley lot 69, square 990, 17 Gessford Court, S.E., 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 only 12 feet on Gessford Street and a depth of 45.5 feet to a ten foot wide public alley in the rear. The lot contains an area of only 546 square feet of land.

(2) The lot is now improved with a two story building in front and one story in the rear. The present building extends back to within 5.5 feet of the rear lot line and is therefore presently in violation of the rear yard and lot occupancy requirements of the R-4 District.

(3) Appellant proposes to erect a second story addition over that portion of the building which is now one story at the rear. The building will be used for single-family purposes.

(4) There was no objection to the granting of this appeal registered at the public hearing. The Capitol Hill Restoration Society recommends approval of the 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 the request 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.