

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 23, 1966

Appeal No. 8630 Queen V. Lloyd, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 30, 1966.

EFFECTIVE DATE OF ORDER: May 19, 1966

**ORDERED:**

That the appeal for a variance from the side yard requirements of the R-3 District to permit roof over existing rear slab at 221 Farragut St., N.W., lot 6, square 3325, be granted.

Based upon the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Appellant's house was built in or about 1948.
- (2) A slab was constructed about 8 years ago at the first floor level.
- (3) Appellant's house is a two story brick structure with basement at the ground level.
- (4) Appellant proposes to erect a roof over the existing slab.
- (5) The existing slab is four feet from the side lot line.
- (6) No opposition was registered at the public hearing.

**OPINION:**

The Board is of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations, and that a denial of the requested relief would result in peculiar and exceptional practical difficulties and exceptional and undue hardship upon the owner.

Further, the Board concludes that the erection of the roof will not be inconsistent with the present use and occupancy of the lot and will have no adverse affect upon the adjacent and nearby property.

The 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.