

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING ___ April 13, 1966

Appeal No. 8675 Mrs. LaFonde Twine, 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 April 27, 1966.

EFFECTIVE DATE OF ORDER: May 16, 1966

ORDERED:

That the appeal for a variance from the side and rear yard requirements of the R-1-B district to permit a 1st floor addition to dwelling at 1600 Brentwood Road, N.E., lot 804, square 4135, be granted.

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

(1) Appellant's lot is improved with a two-story semi-detached brick dwelling with basement.

(2) Appellant's lot has an irregular triangle shape. There is a 77.05 foot frontage on Brentwood Road. The 16th Street side is 59.55 feet. The north line is 42 feet with a slight depression for 9.89 feet and another decrease of 6 feet to meet the Brentwood Road side. The lot contains 1813 square feet of land.

(3) Appellant proposes to erect a one-story rear addition measuring 5 x 8 feet. The mean rear yard will be 18 feet causing a deficiency of 7 feet and the side yard varies between 26 and 4 3/4 feet with a mean distance of 16 feet.

(4) Section 3304.1 of the Zoning Regulations provides that there be a 25 foot rear yard for dwellings in the R-1-B District.

(5) Section 3305.1 provides that there be an 8 foot side yard for dwellings in the R-1-B District.

(6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board concludes that the granting of this appeal will not exceed the prescribed lot occupancy. The erection of the addition to this dwelling will not be inconsistent with the present use and occupancy of the lot area and will have no adverse affect upon adjacent and nearby property.

Further, the relief can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the zoning regulations and Map.