

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8680 Edwin F. Lloyd, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at its meeting on April 27, 1966.

EFFECTIVE DATE OF ORDER: June 13, 1966

ORDERED:

That the appeal for a variance from the rear yard requirements of the R-4 District to permit erection of a one story rear addition to dwelling at 516 Quincy Street, N.W., lot 60, square 3234, 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 brick dwelling.
- (2) The lot has a frontage of 36 feet on Quincy Street, the east boundary is 48.99 feet, the west boundary is 51.23 feet, and the south boundary is 36.07 feet. The lot contains 1803.96 square feet of land.
- (3) Appellant proposes to erect a one-story rear addition, leaving a rear yard of six (6) feet.
- (4) Section 3304.1 provides that there be a depth of 20 feet in the rear yard of property in the R-4 District.
- (5) No opposition was registered to the granting of this appeal at the public hearing. The record contains two letters objecting to the granting of this appeal.

OPINION:

The Board concludes that the erection of the rear addition will not exceed the lot occupancy for the R-4 District. Although, the addition will result in a smaller rear yard than is required by the Regulations, the Board holds that the appellant's proposal will be consistent with the purpose and intent of the Zoning Regulations and that the granting of this appeal will not have any adverse effect upon neighboring and adjacent property.