

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8809 Mable Lee Terry, 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 June 22, 1966.

EFFECTIVE DATE OF ORDER: August 25, 1966

ORDERED:

That the appeal for a variance from the open court requirements of the R-4 District to permit one story rear addition to dwelling at 1935 - 4th Street, N.E., lot 44, Square 3615, be granted.

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

- (1) Appellant's property has a 16.66 foot frontage on 4th Street, N.E., a depth of 97.09 feet, and an area of 1617.52 square feet.
- (2) The lot is improved with a two-story single family dwelling with basement.
- (3) Appellant has erected a one story rear addition 6 x 12 feet.
- (4) There should have been provided a minimum six foot side court.
- (5) The existing court is 4.5 feet in width.
- (6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board holds that the granting of this appeal will not substantially increase the lot occupancy for the R-4 District and the addition to this dwelling will not be inconsistent with the present use and will have no adverse affect upon adjacent and nearby property.

We are further of the opinion that the requested relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.