

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- August 24, 1966

Appeal No. 8860 Mrs. Eugene Leak, 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 August 31, 1966.

EFFECTIVE DATE OF ORDER -- Nov. 10, 1966

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit enclosure and extension of existing side porch at 1342 Hamlin Street, NE., lot 33, square 3959, be granted.

FINDINGS OF FACT:

(1) Appellant's lot is improved with a one story single family dwelling with a side yard of 6' 9".

(2) The lot has a 70 foot frontage on Hamlin Street and a depth of 50 feet and contains 3,500 square feet of land.

(3) Appellant proposes to enlarge the existing porch by extending it on each end. The porch will also be enclosed, but the size of the existing side yard will not be decreased.

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

(5) Appellant's side yard after the enlargement of the porch will be the same as the existing side yard.

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

OPINION:

The Board holds that as the granting of this appeal will not result in substantial increase of the prescribed lot occupancy for the R-1-B District, the enlargement of the existing side porch will be consistent with the existing side yard on the lot and will have no adverse affect upon adjacent and nearby property.

Further, we are 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.