

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8940 Peter J. Nee, 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 October 17, 1966.

EFFECTIVE DATE OF ORDER -- Feb. 20, 1967

ORDERED:

That the appeal for a variance from the side yard, lot occupancy, rear yard, and from the provisions of Section 7205 to permit a one-story rear addition to dwelling at 2315 Tracy Place, NW., lot 37, square 2521, be denied.

FINDINGS OF FACT:

(1) The proposed work is to consider a single story addition to the rear of the house which shall enclose a swimming pool. The exterior design shall be in keeping with the existing house and that of the neighborhood. The roof shall be a landscaped patio entered from the existing second floor.

(2) The site plan prepared by Pryor-Lemay Assoc., architects, revised August 20, 1966, is attached to the record and illustrates graphically the four specific points of the requested variance as follows:

- (a) The variance to the minimum rear yard requirement to eliminate it entirely.
- (b) A variance to the 8 foot side yard requirement to reduce it to 5 feet in order to extend the walls of the present building.
- (c) To increase the minimum lot coverage from 40% to 59%.
- (d) To permit open parking within 3 feet of the principal building and 3 feet from a side lot line.

(3) The property is located in an R-1-B District.

(4) There was no evidence submitted that indicated the existence of any unusual conditions relating to the size or shape or topography of the lot.

(5) No opposition to the plan, if constructed according to the architect's proposal, was submitted.

OPINION:

It is the opinion of the Board that no evidence of a zoning hardship caused by unusual conditions relating to the lot was produced by the appellant that would justify the Board to grant a variance to the terms of the Zoning Regulations. The request for a variance is denied on all four points.