

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- December 14, 1966

Appeal No. 9049 W. L. Fields, 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 December 14, 1966.

EFFECTIVE DATE OF ORDER -- May 3, 1967

ORDERED:

That the appeal for a variance from the side yard requirements of the R-5-A District to permit 2-story rear addition to single family dwelling at 4011 Ames Street, NE., lot 241, square 5084, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-2 District.
- (2) The property is improved with a two-story and base-ment row brick dwelling with an east side yard less than eight feet wide. The house is situated at the end of the row.
- (3) The lot has a frontage of 34.33 feet on Ames Street and a depth of 96.42 feet, containing approximately 1,767 square feet.
- (4) Appellant's east lot line abuts a dedicated 16-foot public alley. East of the alley is Fort Chaplin Park. The alley has never been developed and it is questionable whether it will ever be opened. If the alley is closed, appellant would be given eight (8) feet of the alley.
- (5) The existing house is 16 feet 4 inches in width. It is proposed to erect a two-story addition on the rear extending rearwardly eleven feet from the existing building. The proposed addition will have the same side yard as the existing building.
- (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-2 District, and that the rear addition 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.