

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 12, 1967

Appeal No. 9176 D. LaRocca Hahn, 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 April 18, 1967.

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B district to permit a one-story side addition to dwelling at 4021 - 48th Street, N.W., lot 47, Sq. 1528, be denied.

FINDINGS OF FACT:

1. The appellant's property is located in an R-1-B district.
2. Appellant proposes to add a one-story side addition to the dwelling located at 4021 - 48th Street, N.W.
3. It is proposed to extend one room and build a powder room. This would project into the required side yard 1 foot 10 inches.
4. Appellant contents that no other location would result in a usable addition.
5. The next door neighbor opposed this application, stating that the two properties were already of minimum size and that any further encroachment on the side yard would reduce the value and livability of these houses.

OPINION:

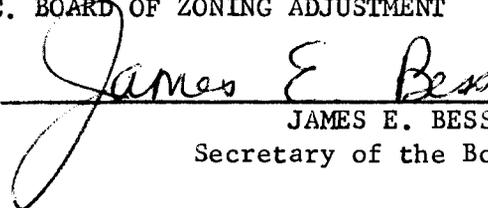
It is the opinion of the Board that the appellant has failed to establish any hardship of an exceptional condition of his property. The alleged hardship is based upon a personal inconvenience and desire to have a better room arrangement within his own home. The objection raised by the adjoining property owner indicates that the proposed addition would intrude upon the open space between the buildings which is presumed to be minimum necessary for health and safety.

We find no hardship within the meaning of the variance clause of the Zoning Regulations, therefore, the request for variance must be denied.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



JAMES E. BESS

Secretary of the Board