

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 17, 1967

Appeal No. 9202 Frank A. Taylor, 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 May 22, 1967.

EFFECTIVE DATE OF ORDER - June 9, 1967

ORDERED:

That the appeal for a variance from the provisions of Section 7502.2 to locate accessory structure (air conditioning condenser unit) in front of dwelling at 6605 - 32nd Street, N.W., lot 176, Square 2349, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a detached single-family brick dwelling.
3. The lot has a 55.0-foot frontage on 32nd Street, N.W. which broadens to 70.0 feet at the rear lot line. The western lot line is 170.86 feet in length and the eastern lot line is 141.71 feet in length.
4. It is proposed to locate an air conditioning condenser in front of the dwelling.
5. There is living and patio space to the rear of the dwelling where condensing noises would be obtrusive.
6. Section 7502.2 provides that an accessory building shall be located only in a rear yard....
7. No opposition to the granting of this appeal was registered at the public hearing. BZA File No. 9202 contains two (2) letters favoring the proposal.

OPINION:

We are of the opinion that the appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations. We believe that the granting of

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this appeal will not adversely affect the use of neighboring property nor substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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

ATTESTED:

By:



CHARLES E. MORGAN  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.