

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 12, 1967

Appeal No. 9259 George A. Geiser, Jr. et ux, appellants.

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 July 19, 1967.

EFFECTIVE DATE OF ORDER - August 29, 1967

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit canopy over existing stoop at 6220 31st Street, NW., lot 60, square 2333, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-1-B District.
- (2) The property is now improved with a single-family dwelling with a garage at the rear lot line.
- (3) The lot has a frontage of 40 feet on 31st Street, NW., contains 4,475 square feet, and is of an irregular shape.
- (4) There is now an uncovered slab at the rear of the building, which appellant proposes to cover with a canopy.
- (5) The property now has a five (5) foot side yard, and the proposed canopy will have the same side yard.
- (6) Section 3305 of the Zoning Regulations requires that dwellings in the R-1-B District have an eight foot side yard.
- (7) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations, that refusal to grant the relief requested will prevent a reasonable use of the property as zoned, and that the granting of this appeal will not adversely affect the use of nearby and adjoining property nor impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.