

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 12, 1967

Appeal No. 9285 Clifford A. Thomas, 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 July 19, 1967.

EFFECTIVE DATE OF ORDER - August 24, 1967

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit a 1-story rear porch at 3313 Highwood Drive, S.E., lot 828, Square S-5542, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The lot has a frontage of 44 feet on Highwood Drive, a depth of 100 feet, and an area of approximately 4,400 square feet.
3. The property is improved with a 2-story brick single-family dwelling and is nonconforming by reason of side yard width, and area requirements of existing regulations. These side yards met the requirements of zoning prior to the new Zoning Regulations effective in May 1958.
4. Appellant proposes to erect an addition to the existing rear porch at the southwest portion of the dwelling being 10 feet by 7.7 feet and occupying an additional 77 square feet of the lot. This proposed addition will not create any over-occupancy of the lot.
5. The adjoining property owner to the south objected to the granting of this appeal on the grounds that the proposed addition will infringe on his privacy.

OPINION:

We are of the opinion that appellant has proven a case of hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the appeal will result

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in peculiar and practical difficulties and undue hardship upon the owner. We are further of the opinion that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps.

The Board feels that the proposed addition will not affect light and air to the adjoining property owner and is sufficiently removed so as not to infringe on his privacy.

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.