

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 15, 1968

Appeal No. 9576 Curtis L. Hopkins, 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 21, 1968.

EFFECTIVE DATE OF ORDER - May 31, 1968

ORDERED:

That the appeal for variance from the side yard requirements of the R-2 District to permit 1-story rear addition to existing dwelling at 711 Hemlock Street, N.W., lot 28, Square 3179, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is improved with a 1-story single-family dwelling.
3. The present side yard measures 5.25 feet.
4. It is proposed to erect an addition to the dwelling which would constitute a bedroom enlargement and a back porch.
5. Section 3305.1 provides that 8-foot side yards shall be provided in the R-2 District.
6. No opposition to the granting of this appeal was registered at the public hearing.

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 proposed will be a reasonable use of the property and that the granting of 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

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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 THE ORDER.