

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 15, 1968

Appeal No. 9607 Lois, Goode, 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 rear yard requirements of the R-2 District to permit 2nd story rear addition to existing dwelling at 5411 Bass Pl., SE, lot 87, Sq. 5292, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-2 District.
- (2) The property is improved with a two-story and basement brick semi-detached dwelling.
- (3) The subject lot has a frontage of 30.88 feet on Bass Place SE; 50.33 feet at the west lot line; 38.11 feet at the south lot line; and 72.65 feet at the east lot line.
- (4) The architect states that the existing structure occupies only 30 percent of the lot including that portion where the addition will be made.
- (5) The lot moves diagonally at the rear which cuts off the rear yard which would exist if the property were square.
- (6) It is proposed to erect a 2nd story addition over the existing one story rear addition.
- (7) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

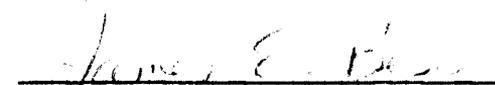
We are of the opinion that appellant has proved a hardship within the meaning of the zoning regulations sufficient to support a variance. The proposed addition can be erected without any adverse affect upon nearby and

adjoining property. Further, we conclude that the granting of this appeal will have no adverse affect upon the public good 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:



JAMES E. BESS
Secretary of the Board

THE ABOVE 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.