

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 12, 1968

Appeal No. 9651 Barney Dreyfuss, II, 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 June 19, 1968.

EFFECTIVE DATE OF ORDER - January 2, 1969

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-B District to permit 2-story rear addition to dwelling at 5032 Glenbrook Terrace, N.W., lot 818, Square 1432, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a 2-story brick single-family dwelling.
3. The south property line is at an obtuse angle to the front property line, thereby creating a side yard 7-1/2 feet to the rear of the property. The side yard at the front of the property is 17 feet which gives an average side yard of 11 feet, 5 inches.
4. It is proposed to enclose and extend the rear porch, create a den, and provide above the den a new master bedroom.
5. The proposed extension would project into the already nonconforming side yard 1 additional foot which would create a 1-foot, 7-inch projection into an 8-foot side yard.
6. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations and that the granting of this appeal will have no adverse affect upon nearby and adjoining property.

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Further, we believe that the requested 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.

This Order shall be subject to the following condition:

The air conditioning condenser unit should be moved at least 30 (Thirty) feet from the lot line.

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

ATTESTED:

By:

A handwritten signature in black ink, reading "Charles E. Morgan", is written over a horizontal line.

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.