

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 14, 1968

Appeal No. 9718 A. E. Moore, et al, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of August 14, 1968.

EFFECTIVE DATE OF ORDER - August 14, 1968

ORDERED:

That the appeal for variance from the lot occupancy requirements of the R-4 District to permit one story rear addition to dwelling at 813 11th Street, N.E., lot 90, Square 981 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a two (2) story single family dwelling, and the lot is approximately 1,200 square feet with the dwelling occupying approximately 66% of the lot.
3. Appellant proposes to construct an extension to the dining room area which is to serve as a den. The proposed addition will measure 5.5 x 13 feet and there are no windows in the wall of the adjacent building facing the area proposed for the addition (See BZA Exhibit No. 2).
4. No objection 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 to deny the requested relief

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would result in peculiar and undue hardship upon the property owner. Further, we hold that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent or integrity of the zone plan as embodied in the Zoning Regulations.

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

ATTESTED:

By:



PATRICK E. KELLY
Secretary of the Board

THAT 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.