

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 14, 1968

Appeal No. 9721 Nancy B. Reuter, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Mr. Hatton dissenting, 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 rear yard, lot occupancy and use provisions of the R-3 District to permit replacement of rear porches at 1613 30th Street, N.W., lot 803, Square 1283, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a three (3) story brick building with basement and is presently used as an apartment building.
3. Appellant proposes to replace the existing porches with a steel structured porch with concrete deck (See BZA Exhibit No. 1A).
4. The existing porches protrude into the required rear yard and increases the lot occupancy of the R-3 District. The replacement will have the same dimensions and design as the existing porches, the only changes are in the materials.
5. 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

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Zoning Regulations and that to deny the requested relief would result in peculiar and undue hardship upon the owner of the property.

Further, we hold that the relief can be granted without substantial detriment to the public good and without substantially impairing the integrity or intent 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.