

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 12, 1969

Appeal No. 9923 Conrad Cafritz, 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 February 18, 1969.

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit a one-story side addition to the residence at 1680 31st Street, N.W., lots 803, 804, 808 and 809, Square 1281 be granted.

EFFECTIVE DATE OF ORDER - November 11, 1971

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
 2. The subject property has 110 feet of frontage on 31st Street, N. W. with a lot depth of 231.58 feet, containing approximately 25,473 square feet.
 3. It is improved by a three-story and basement brick residence.
 4. The residence structure has its north wall located a distance of 3 feet from the north side lot line where there is located an 8" brick fence wall dividing the subject property from the neighboring property on the north. The north wall extends to a depth of 51 ½ feet. Thus, the existing structure invades the north side yard by approximately 5 feet. The side yard requirements of the R-1-B District provide for an 8-foot side yard.
 5. Appellant proposes that the north wall of the existing structure be extended to the rear of the lot a distance of 11 ½ feet. Accordingly, the proposed one-story addition will be an
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extension of the existing north wall of the structure with dimensions of 11 ½ feet by 6 ½ feet. It is this building area that will occupy in part the required side yard of the structure. The new addition will remain 3 feet south of the existing brick fence wall.

OPINION:

We are of the opinion that appellants have proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold 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 Map.

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

ATTESTED:

By: _____
GEORGE A. GROGAN
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.