

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 12, 1969

Appeal No. 9926 Francis W. Kraemer, Jr., et al appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee.

On motion duly made, seconded and carried, with William F. McIntosh dissenting, the following Order was entered at the meeting of the Board on March 25, 1969.

EFFECTIVE DATE OF ORDER - July 14, 1969

ORDERED:

That the appeal for a variance from the minimum lot area and width requirements of R-4 District to permit erection of 2 single family dwellings at 303 - 10th Street, SE., lot 816, Square 945, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a two-story frame dwelling measuring 13 feet 6 inches wide. The remainder of the lot is vacant.
3. Appellant proposes to construct two (2) single-family dwellings which will each measure 13.6 feet in width, 75 feet in depth, and will be three stories in height.
4. Off-street parking will be provided for 2 automobiles.
5. Appellant alleges that the dwellings adjacent to the subject property measure only 13.6 in width and is characteristic of other neighborhood properties.
6. No opposition to the granting of this appeal was registered at the public hearing.

Appeal No. 9926  
PAGE 2  
July 14, 1969

OPINION:

We are of the opinion that appellant has proven 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.

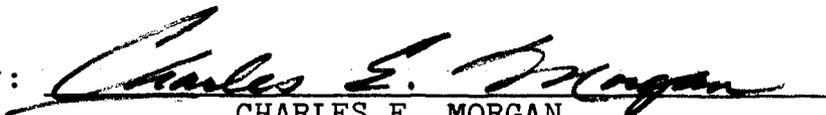
Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following condition:

The Covenant relating to the easement for parking shall be provided prior to the issuance of any permits.

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

ATTESTED:

By:   
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.