

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 19, 1969

Appeal No. 9950 Shiela S. Scott, appellant

The Zoning Administrator of the District of Columbia, appellee.

EFFECTIVE DATE OF ORDER - April 15, 1969

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 25, 1969.

ORDERED:

That the appeal for variance from side yard requirements of the R-1-B District to permit 1-story rear addition to dwelling at 1816- 45th Street, Northwest, lot 12, Square 1348 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a single-family dwelling constructed prior to 1958 and was built only seven feet from the property line.
3. It is proposed to construct a rear addition measuring fourteen feet six inches by thirteen feet six inches, 1 story in height and immediately to the west of the existing structure with an extension of the north wall in line. This will result in a 1-foot overlap into the required eight foot side yard.
4. Appellant asserts that access to the new addition would only be possible after re-arrangement of the presently existing structure.
5. 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 would result in 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.

Appeal No. 9950

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.