

Before the Board of Zoning Adjustment, D. C.

Application No. 11601, of Joseph L. Sarisky, pursuant to Section 8207.1 of the Zoning Regulations for variances from the FAR and rear yard requirements of Section 3302.1 and 3304.7 of the Regulations in the R-5-B zone for permission to construct an addition to an existing structure located at the rear of 2114 N Street, N. W., Lot 163, Square 70.

HEARING DATE: April 17, 1974

EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The subject property was utilized as a warehouse and is presently vacant. The property is located at the rear of 2114 N Street, N. W. and is in an R-5-B zone.
2. The building is one and a half stories (1½). The half story was built without approval of this Board.
3. Applicant proposes to use the new addition as an alley dwelling.
4. The subject property is abutted by three (3) alleys, one thirty feet wide and one 15 feet wide.
5. The building covers the entire lot and it has no rear yard. Applicant needs a 10% variance from the FAR requirements of the R-5-B zone.
6. Opposition and support were registered.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board feels that since the addition was built without approval of this Board, to grant the illegal addition would substantially impair the spirit and intent of the Zoning Regulations, by giving a tacit consent to a violation of the Zoning Regulations. The Board further concludes that the granting of this application would be a detriment to the public good.

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ORDERED: That the above application be DENIED.

VOTE: 4-1 (Mr. Scrivener dissenting)

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

ATTESTED By: James E. Miller

JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **JUN 03 1974**