

Before the Board of Zoning Adjustment, D. C.

Application No. 11745 of Mrs. Jean M. Jacques pursuant to Section 8207.11 of the Zoning Regulations for variances from the lot occupancy and rear yard requires as provided by Sections 3303 and 3304 of the Regulations to permit an extension of an existing balcony - deck and replacement of existing stairs, and permission to alter a non-conforming structure as provided by Section 7107.2 of the Regulations in the R-3 zone located at 1644 Avon Place, N.W., lot 98, Square 1282.

HEARING DATE: October 16, 1974

DECISION DATE: GRANTED from the Bench

FINDINGS OF FACT:

1. No opposition was registered at public hearing to the granting of this application.
  2. Mrs. Hinton, representing the Georgetown Citizens Association testified in support of this application.
  3. The subject application was uncontested at public hearing.
  4. The applicant testified that because of the dilapidated state of existing stairs which provide access from the back door of her residence to the patio below, that it is necessary to replace said stairway.
  5. The applicant proposes to replace the existing wooden stairway with a metal circulator staircase which would not extend into the rear yard as much as the existing wooden stairs.
  6. The proposed circular metal staircase would extend from the existing balcony into the rear yard 5', whereas the existing wooden stairway extends 9' 8" into the rear yard, therefore, the proposal would reduce in part the present lot occupancy of the structures located on the subject property.
  7. The applicant also proposes to extend the existing balcony eight feet in a westerly direction toward Avon Place, N. W. This extension would be approximately 8 ft. and would maintain the 4' width of the existing balcony. The extension would not extend beyond the building restriction line of the subject property.
  8. Mrs. Hinton, representative of the Citizens Association of Georgetown supported this application at public hearing and testified that the proposed plan would reduce the lot occupancy of structures presently located on the property.
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9. No opposition was registered at public hearing.

CONCLUSION OF LAW:

Based upon the above findings of fact, the Board concludes that the applicant has demonstrated a practical difficulty as required by Section 8207.11 of Regulations, and that this application if granted, will not adversely affect neighboring property or impair the meaning and intent of the Zoning Regulations.

ORDERED: That the above application be GRANTED.

VOTE: 5-0

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

ATTESTED BY: James E. Miller  
JAMES E. MILLER,  
Secretary to 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 FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: **OCT 16 1974**