

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11988, of Jean W. Hill, pursuant to Section 8207.1 of the Zoning Regulations, for a variance from the lot occupancy requirements of Section 3303.1 of the regulations, to permit a proposed addition and conversion of an accessory building, into a studio and recreation room, as provided by Section 8207.11 of the regulations, in the R-3 zone, at the premises 1421 - 34th Street, N.W., Lot 804, Square 1245.

HEARING DATE: October 15, 1975  
DECISION DATE: October 15, 1975

FINDINGS OF FACT:

1. Applicant proposes to erect an addition to an existing accessory building and convert it into a studio and recreation room with storage.

2. The accessory building consists of a one (1) story two (2) car garage and the proposed addition will add a bathroom (shower, water closet, and lavatory) to the building. The accessory building may be used as a studio and recreation room without the Board's action but a 68.01 square foot variance from the lot occupancy requirements of the Zoning Regulations is necessary to install the bathroom.

3. There are letters of opposition to the application in the record from an abutting property owner and two (2) other nearby property owners. The opposition objects to an addition to a building where the area is already small and over-crowded.

4. Another abutting property owner supports the proposed action as stated in a letter to the applicant filed in the record.

5. Testimony in opposition to the application was presented at public hearing by a home owner two-doors from the subject property. There was an objection to the overcrowding of the very small lot but more particularly the objection was based on the possible use of the structure as a secondary residence for the applicant's use or use as a rental unit.

CONCLUSIONS OF LAW:

Based upon the above findings of fact and the evidence of record the Board is of the opinion that the applicant has shown no exceptional situation or condition of the property which would result in a practical difficulty by strict application of the Zoning Regulations. The subject property is typical in size to the other neighboring lots and applicant is able to make use of the accessory building for a studio and recreation room without Board action. The Board finds therefore that approval of the variance would result in a detriment to the public good and impair the intent of the Zoning Regulations.

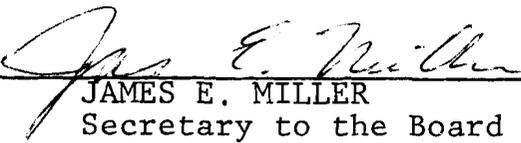
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ORDER: It is hereby Ordered that the above Application be, DENIED.

VOTE: 3-0-0 (Lilla Burt Cummings, Esq., and Dr. Walter B. Lewis, Esq., not voting, not having heard the case.)

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

ATTESTED BY:

  
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JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: October 15, 1975