

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12070, of Roger and Kathryn Norton, pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from the side yard requirements (Sub-section 3305.1 and 7107.2) to permit a rear addition in the R-2 district at the premises 3529 Quebec Street, N.W. (Square 1958. Lot 49.)

HEARING DATE: January 21, 1976

DECISION DATE: February 11, 1976

FINDINGS OF FACT:

1. The property is located on an R-2 district.
2. The property is developed with a two-story plus basement semi-detached dwelling constructed in 1925.
3. The lot contains 3,312.5 square feet, and is 25 feet wide.
4. The existing structure has a five (5) foot side yard on its west side.
5. The applicant proposes to construct a three story rear addition for the full width of the existing house, extending twelve (12) feet to the rear of the house.
6. The addition will have a five (5) foot side yard, the same width as the yard of the existing structure.
7. The structure with the addition will be used only as a single-family dwelling.
8. The Municipal Planning Office, by report dated January 14, 1976, recommended approval of the application as meeting the requirements of Section 7107 and paragraph 8207.11.
9. The case contains many letters in support of the application. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

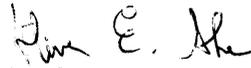
The Board concludes that this is an area variance, the Granting of which requires the showing of a practical difficulty. The existing structure was constructed at a time when only a five (5) foot side yard was required. The Board concludes that the west wall of the addition will be located on the same line as the west wall of the existing structure, and that if required to provide a three foot set back to provide the full eight foot yard, the applicant would be suffering a practical difficulty. Based on the MPO report and the numerous letters in support, the Board concludes that there will be no adverse neighborhood impact. It is therefore ORDERED that the application be, GRANTED.

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VOTE: 3-1 (McCants, Lewis and Harps to Grant, Cummings to Deny, McIntosh not voting, not having heard the case.)

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

ATTESTED BY: \_\_\_\_\_



STEVEN E. SHER  
Acting Secretary, BZA

FINAL DATE OF THIS ORDER: \_\_\_\_\_

MAR 9 1976

THAT 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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.