

Before the Board of Zoning Adjustment, D. C.

Application No. 12125, of B. & D. Properties, Inc., pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance for the rear yard requirements (Sub-section 3304.1 and paragraph 7107.22) and the floor area ratio requirements (Sub-section 3102.1 and paragraph 7107.23) to permit an addition to a dwelling which is a non-conforming structure in the R-5-B District at the premises 603 G Street, S. E., (Square 878, Lot 900) (ANC No. 6B).

HEARING DATE: May 19, 1976

DECISION DATE: May 25, 1976

FINDINGS OF FACT:

1. The property is located in an R-5-B District.
2. The property is improved with a one story brick building which is presently vacant. The building has been vacant for ten years. Its previous uses included a church meeting hall and a store.
3. The building occupies 100 percent of the lot. The lot is 20 feet wide and 45 feet deep.
4. The applicant proposes to construct a two story addition on top of the building. The addition would be set back 12 feet from the rear property line above the level of the first floor. The addition would contain 894 square feet of gross floor area.
5. The Zoning Regulations require a rear yard of 15 feet and limit the FAR of buildings in an R-5-B District to 1.8. The applicant requires a 3 foot variance on the rear yard and a variance of 174 square feet of gross floor.
6. A single family dwelling is a use permitted as a matter of right in an R-5-B District.
7. The applicant would be required to reduce the size of the addition such that the house would contain only one bedroom if the FAR variance is not granted. The Board finds that one bedroom houses are unusual and difficult to market.

8. The proposed buildings would be consistent in scale and height with the surrounding housing units in this presently residential neighborhood.

9. The Capitol Hill Restoration Society recommended approval of the application.

10. The abutting property owner to the west supported the application.

11. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the requested variances are area variances, the granting of which requires the showing of a practical difficulty. The Board concludes that the small size of the lot and the existence of the present structure occupying 100 percent of the lot combine to create such practical difficulty. The Board concludes that the application would strengthen the residential character of the area, and would not have any adverse impacts or negative effects. It is therefore ordered that the application be GRANTED.

VOTE: 4-0 (William F. McIntosh, Leonard L. McCants, Lilla Burt Cummings, Esq., William S. Harps to grant, Theodore F. Mariani not voting not having heard the case).

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

ATTESTED By: _____

Steven E. Sher
STEVEN E. SHER

Acting Secretary to the Board

FINAL DATE OF ORDER: JUN 14 1976

THIS ORDER SHALL BE VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.