

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12441 of Mr. and Mrs. H. Mitchell, pursuant to Sub-section 8207.11 for a variance from the location of parking space requirements (Sub-section 7205.2 and 7205.21) to permit a rear addition to a semi-detached dwelling. The property is in the R-2 District at 4702 - 13th Place, N.E., Square 3977, Lot 67.

HEARING DATE: June 28, 1977

DECISION DATE: June 28, 1977 (Bench Decision)

FINDINGS OF FACT:

1. Square 3977, lot 67 is presently improved with a brick and siding semi-detached, two story, one-family dwelling in the R-2 District.
2. The applicants propose to construct two additional bedrooms at the rear of the property, thus providing a total five bedrooms in the house.
3. Sub-sections 7205.2 and 7205.21 of the Zoning Regulations of D.C. require that no portion of an open parking space shall be located within ten feet of a one-family dwelling or flat.
4. The proposed addition will come within six feet of the existing parking pad, thus requiring a four foot variance.
5. Including the proposed addition, the rear yard requirements of the R-2 District will be met.
6. The applicant's parking pad is on line with an adjacent parking pad to the north. The property is joined by a common wall on the south. Because of the irregular shape of the property the parking pad could not be feasibly relocated without a variance.
7. There was no opposition to the application.

CONCLUSION OF LAW AND OPINION:

The Board concludes that this is an area variance which requires the showing of a practical difficulty. The Board also concludes that the irregular shape of the property and the strict application of the Zoning Regulations would cause an exceptional practical difficulty upon the applicants. The Board is of the opinion that the granting of this application would not cause substantial detriment to the public good and would not substantially impair the intent, purpose or integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is GRANTED.

VOTE: 5-0 (Ruby B. McZier, Esq., Charles Norris, Chloethiel W. Smith, William F. McIntosh, Leonard L. McCants, Esq.,)

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

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

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 19 JUL 1977

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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.