

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12452 of Dr. & Mrs. Nils Antezana, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the side yard (Sub-section 3305.1) and open court (Sub-section 3306.1) requirements to permit an addition to a dwelling. The property is in the R-1-B District at 2830 Arizona Avenue, N.W., (Square 1439, Lots 29 and 959).

HEARING DATE: July 26, 1977
DECISION DATE: August 3, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-1-B zone district at 2830 Arizona Avenue, N.W.
2. The subject property is presently improved with a two (2) story residential structure.
3. The applicant proposes the construction of a carport with a small storage area in an addition to the existing structure.
4. Sub-section 3306.1 of the Zoning Regulations requires that an open court be a minimum of six (6) feet in width. With the construction of the proposed addition, the applicant will have a three (3) foot wide open court. Thus a variance of three (3) feet is required. This open court was created to maintain light to existing windows on the side of the house.
5. The applicants originally had a side yard of 11.67 feet. They recently purchased an additional ten (10) foot strip along the side of the property for the purpose of building a carport. This gives the applicant a side yard of 21.67 feet in width. The proposed carport is 18.67 feet in width, but is connected to the existing house by a three (3) foot walkway. The carport thus abuts the side lot line, providing no side yard at all.

6. The rear yard of the property is large enough to contain a parking space, but is already occupied by a swimming pool and deck, and is also at a relatively steep grade. As a practical matter, it is not possible to locate a garage or carport to the rear of the house.

7. There was no opposition to this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above findings of fact and the evidence of record, 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 given the slope of the rear yard and existing improvement located in the yard the applicant has made the required showing. The Board is of the opinion that the proposed parking location will not adversely affect the character of the neighborhood, but would rather reduce the demand for two (2) on-street parking spaces. It is therefore ORDERED that this application is hereby GRANTED.

VOTE: 3-0 (Charles R. Norris, Chloethiel Woodard Smith, and William F. McIntosh).

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

FINAL DATE OF ORDER: 22 AUG 1977

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

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.