

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12471 of Alice J. Hall, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the lot occupancy (Sub-section 3303.1 and Paragraphs 7107.21 and 7107.23) and rear yard (Sub-section 3304.1 and Paragraph 7107.22) requirements to permit an addition to a flat which is a non-conforming structure in the R-4 District at premises 156 - 13th Street, S.E. (Square 1037, Lot 45).

HEARING DATE: September 21, 1977
DECISION DATE: October 11, 1977

FINDINGS OF FACT:

1. The subject property is located at 156 13th Street, N.W. and is in an R-4 District.
2. The subject property is improved with a flat with rear porches and was built about 1907.
3. The area porches are rotting away and applicant seeks permission to replace them.
4. The Board in order to approve the proposed design of the rear addition would have to grant a variance allowing an addition to a flat which now exceeds the percentage of lot occupancy, a variance from the lot occupancy requirements and a variance from the rear yard requirements. The lot occupancy variance would be 360 square feet and the rear yard variance would be four feet.
5. The present porches are four feet wide. The upper porch could be extended two feet. The bottom porch will remain the same size. Applicant states that the bottom porch has access to the rear yard but the upper porch because of its narrowness does not have access to the outdoors.

6. There was no opposition to the application. The abutting property owners approved the application with the modified plan whereby the storage area on the north end of the upper porch was eliminated in favor of a railing and the existing roof over the second floor porch was removed.

7. ANC-6B by resolution, dated September 6, 1977, unanimously endorsed the application.

CONCLUSIONS OF LAW:

The Board concludes that the requested variances are area variances, the granting of which requires the showing of a practical difficulty. Based on the record the Board concludes that strict compliance with the Zoning Regulations would present practical difficulties arising from the nature of the property upon the owner of the property. The Board further concludes that the granting of the application would not create any adverse affect on the use of neighboring properties. Accordingly, it is ORDERED that the application is hereby GRANTED.

VOTE: 5-0 (William F. McIntosh, Charles Norris, Chloethiel Woodard Smith, John G. Parsons and Leonard L. McCants)

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

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

FINAL DATE OF THE ORDER: 2 NOV 1977