

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12486 of Theodore W. and Cecelia E. Sudia, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the lot occupancy requirements (Sub-section 3303.1 and Paragraph 7107.23) to permit an addition to a dwelling which is a non-conforming structure in the R-4 District at the premises 1117 East Capitol Street, S.E. (Square 989, Lot 79).

HEARING DATE: September 27, 1977  
DECISION DATE: October 11, 1977

FINDINGS OF FACT:

1. The subject property is located at 1117 East Capitol Street, S.E., and is in an R-4 District.
2. The lot is improved with a three story granite single family residence which was erected about 1892.
3. The subject property is located within an Historic Landmark area.
4. Applicant seeks permission to add an eight by twelve foot porch to the rear of the building. The ground floor would be an open porch and the second story would be an enclosed sun room.
5. The Board in order to approve the proposed design of the rear addition would have to grant a variance of 42.47 square feet (4.26%) from the lot occupancy requirement of 60 per cent in an R-4 District.
6. Neighbors on both sides of the subject property approved the application. Residents of the Lincoln Park section, in which the subject property is located signed a petition in support of the application.
7. ANC-6B at its meeting of September 24, 1977, endorsed the application.

8. The Capital Hill Restoration Society opposed the application on the grounds that applicant failed to present evidence of practical difficulty arising from the property itself to support the variance but did point out that a canvass of the neighborhood revealed little community opposition to the application.

CONCLUSIONS OF LAW:

The Board concludes that the requested variance is an area variance, 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 could present a practical difficulty arising from the nature of the property upon the owners of the property. The Board further concludes that the granting of the application would not create any adverse affect upon the use of neighboring properties. Accordingly, it is ORDERED that the application is hereby GRANTED.

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

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

ATTESTED BY:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 1 NOV 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.