

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12536, of Mr. and Mrs. Wylie D. Powell, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the rear yard (Sub-section 3304.1) and side yard (Sub-section 3305.1) requirements to permit a rear addition to a dwelling in the R-1-B District at the premises 1303 - 31st Place, S.E., (Square 5543, Lot 131).

HEARING DATE: December 21, 1977

DECISION DATE December 21, 1977 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located at 1303 - 31st Place, S.E., and is in an R-1-B District.
2. The subject lot is 3,525 square feet in area and is improved with a two-story brick single family residence with a rear porch.
3. The applicant proposes to construct a rear addition to the dwelling to create an extension to a living room, and extension of a recreation room and an additional bedroom with a bath.
4. The applicant's proposed addition requires variances of 5.08 feet (20.32%) for the rear yard and 0.28 feet (3.5%) for the side yard. The rear porch will remain intact and be incorporated into the design.
5. Construction had commenced on the first floor level of the addition when miscalculations were discovered and the variances were needed.
6. There was no opposition to the application at the public hearing. On file was a letter in favor of the application and one opposed.
7. Advisory Neighborhood Commission - 7B filed no report on the application.

CONCLUSIONS OF LAW

The variances sought are minimal, in relation to the difficulty faced by the applicant should he be requested to tear down portion of the existing addition. The Board is of the opinion that the application can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan. Accordingly, it is ORDERED that the application is GRANTED.

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

BY THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 1 FEB 1978

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.