

7. The structure would be considered a fourth story. Three stories only are permitted in the R-3 District.

8. The structure is visible from the ground only on the S Street side of the property.

9. The area of the roof covered by the structure is approximately one-quarter of the total area of the house.

10. The Municipal Planning Office by report, dated December 9, 1977, recommended approval of the application provided that construction proceeds according to plans submitted to and reviewed by the BZA.

11. Approval of the application was recommended by the Dupont Circle Citizens Association, the Sheridan Kalorama Neighborhood Council and adjoining property owners.

12. Advisory Neighborhood Commission, 1D recommended approval of the application on the conditions that the change is limited to the enclosure of the existing structure and that there will be no enlargement or addition to the present structure.

13. There was no opposition to the application.

CONCLUSIONS OF LAW:

The Board of Zoning Adjustment notes that the fourth story addition to the subject property was made with its approval in 1941 and that the applicant does not now propose any substantial change regarding the use of the addition. The Board is of the opinion that there appears to be no adverse affects on light and air to neighboring properties which would result by the granting of this application.

The subject structure is relatively small in area, is not intended to serve as living space and would look much the same as it now does after the proposed alterations. The lot area of this property is more than fifty per cent in excess of the minimum required in an R-3 District. Such a condition would reduce the possibility of adverse affects on adjoining and nearby properties. Accordingly, it is ORDERED that the application is hereby GRANTED.

VOTE: 4-0 (William F. McIntosh, Charles R. Norris, Chloethiel Woodard Smith and Leonard L. McCants)

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

Application No. 12537
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ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 30 DEC 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 AFYER THE EFFECTIVE DATE OF THIS ORDER.