

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12586 of Jean Tippet, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the prohibition against making an addition to a row dwelling which is a non-conforming structure (Paragraph 7107.21), from the lot occupancy requirements (Sub-section 3303.1 and Paragraph 7107.23) and from the rear yard requirements (Sub-section 3304.1 and Paragraph 7107.22) to permit a rear addition to a row dwelling in the R-3 District at the premises 2200 Decatur Place, N.W., (Square 2516, Lot 40).

HEARING DATE: March 15, 1978

DECISION DATE: March 15, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located at the corner of 22nd Street and Decatur Place and is known as 2200 Decatur Place, N.W. and is in an R-3 District.

2. The subject lot is 1,122 square feet in area and is improved with a three story and basement brick structure which is used as a single family residence. The building was constructed in approximately 1908.

3. The existing kitchen area is now located in a small portion of the basement. The ceiling height of the basement is approximately five to six feet. Several large and immovable heating pipes and ducts run across the ceiling reducing the height still more. From the front to the rear of the property there is a drop in elevation of approximately seven feet causing water seepage into the basement. From the kitchen to the first floor which contains a foyer, a dining room and a living room there is a stairwell which has two lowpoints of approximately five feet in height.

4. The applicant seeks permission to construct an addition

to the west side of the house that will serve as a modern, usable kitchen. The proposed addition will be within the current boundary lines extending 8.75 feet from the existing building wall on the first floor level which is about 7.5 feet above the patio floor. The proposed addition would face the three story high solid brick wall of the adjoining property.

5. With the exception of a furnace area abutting the kitchen area and the kitchen itself, the basement area is now used for storage or nothing at all.

6. The applicant seeks a variance allowing an addition to a row dwelling which is a non-conforming structure now exceeding the allowable percentage of lot occupancy in an R-3 District; a variance of 335.41 square feet from the lot occupancy requirements and a variance of 13.37 feet from the rear yard requirements are also required.

7. The adjoining property owner and several other neighboring home owners were in favor of the application. There was no opposition to the application.

8. Advisory Neighborhood Commission-1D recommended approval of the application because a genuine hardship was involved and because the present subject basement kitchen did not fit the present day standards of living. It was not aware that the addition would bring the land use of the structure to a high percentage of the total land available.

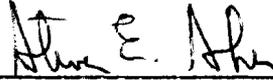
CONCLUSIONS OF LAW:

The applicant seeks area variances, the granting of which requires a showing of a practical difficulty stemming from the property itself. The Board finds that the practical difficulty is inherent in the structure on the property itself. The Board concludes 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 (Charles R. Norris, William F. McIntosh, Chloethiel Woodard Smith, Walter B. Lewis and Leonard L. McCants)

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER:

17 APR 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.