

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No.12683 of Robert Jackson, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the prohibition against making an addition to a non-conforming structure which now exceeds the lot occupancy requirements (Paragraph 7107.21) and from the lot occupancy (Sub-section 3303.1 and Paragraph 7107.23) and open court width requirements (Sub-section 3306.1 and Paragraph 7107.22) to permit a second story rear addition to a dwelling which is a non-conforming structure in the R-2 District at the premises 200 - 56th Street, N.E., (Square 5250, Lot 108).

HEARING DATE: June 28, 1978
DECISION DATE: July 5, 1978

FINDINGS OF FACT:

1. The subject site is located on the Northwest corner of 56th and Blaine Street, N.E. in the R-2 District.
2. The subject site is 1357 square feet in lot area. It is improved with a two story residence which is the end unit of a group of three homes.
3. Surrounding uses include, two four story apartment buildings which are adjacent to two semi-detached dwellings on 56th Street, N.E. Single family detached, semi-detached, row dwellings and apartment buildings are interspersed throughout the area.
4. Lot sizes in Square 5250 range from approximately 1,250 square feet to 4,000 square feet. The minimum lot requirement for R-2 is 3,000 square feet. There are only two lots in the square that meet this requirement.
5. The existing structure now exceeds the lot occupancy requirements of the R-2 district by approximately fifty-two square feet.
6. The Board granted a request for a variance from the rear

yard requirements of the R-2 district in order to permit a ground floor rear addition to this property in October of 1965. (BZA Application No. 8334).

7. The applicant proposes to construct a one room addition on top of the ground floor addition which was approved by the Board in 1965.

8. The existing structure is non-conforming regarding the open court requirements of the Zoning Regulations due to the construction of the original ground floor area addition.

9. By report dated June 23, 1978 the Municipal Planning Office recommended the approval of the application on the grounds that the rear addition would not result in over crowding and will not adversely affect adjoining properties. The Board so finds.

10. There was no opposition to the case.

11. Advisory Neighborhood Commission 7C was informed of the application. No recommendation was made.

CONCLUSIONS OF LAW:

The Board concludes that the requested variances are area variances, the granting of which requires the showing of practical difficulty. The Board finds that the proposed addition will not increase the lot occupancy or add to the structure's non-conformity. The Board concludes that the denial of this application would result in a peculiar and exceptional practical difficulty to the owner of such property. The Board further 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 as embodied in the Zoning Regulations and Map. Accordingly, it is therefore ORDERED that the application is GRANTED.

VOTE: 3-0 (Charles R. Norris, Chloethiel Woodard Smith, and William F. McIntosh, Leonard L. McCants not voting not having heard the case.)

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

