

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12739, of Darrel Rippeteau, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the side yard requirements (Sub-section 3305.1 and Paragraph 7107.22) and lot occupancy requirements (Sub-section 3303.1 and Paragraph 7107.23) to permit a rear addition to a non-conforming structure in the R-5-B District at the premises 1510 Caroline Street, N.W. (Square 190, Lot 80).

HEARING DATE: September 20, 1978
DECISION DATE: October 4, 1978

FINDINGS OF FACT:

1. The subject property is located on the south side of Caroline Street, between 15th and 16th Streets, N.W., and is known as 1510 Caroline Street, N.W. It is in an R-5-B District.
2. The subject site is topographically flat, rectangular in shape and is approximately 1,423 square feet in area. It is improved with a two-story one family semi-detached brick dwelling used as a residence. Surrounding the property on both sides are similar dwellings all in the R-5-B District.
3. The applicant proposes to construct a one story glass enclosed sun-porch to the rear of a non-conforming dwelling which was built in 1879. The addition will replace a subporch previously razed due to its heavily weathered and unsafe condition. Building permit No. B245438 was issued September 13, 1978 for the removal of the previous porch.
4. The proposed addition will be built on the same foundation walls as the previous porch and will not extend beyond said walls.
5. The proposed addition will not extend beyond the brick party wall of the abutting dwelling to the west and thus will not block the light or air circulation in that direction.
6. The applicant's site plan shows a lot occupancy of two per cent or 20.75 feet over the allowed lot occupancy of sixty per cent in the R-5-B District.

7. The existing side yard width is 4.33 feet which is 3.67 feet short of the required width of eight feet. The 4.33 feet wide side yard has existed since the dwelling's construction, as has the adjoining lot with an identical side yard width. The side yard of the proposed rear addition will be approximately 5.5 feet from the lot line, thus increasing the side yard width at this location.

8. The Caroline Street frontage at this location consists of older residential dwellings which appear to have been renovated or are undergoing renovation. There is visible evidence of renovations of the dwellings located in this block. There are other houses in the immediate neighborhood which have rear, side and vertical extensions.

9. The Municipal Planning Office, by report dated August 30, 1978, recommended approval of the application on the grounds that the requested area variances will not create an adverse impact on abutting or neighboring properties and such approval will promote the intent and purpose of the regulations by allowing the replacement of space that was previously enjoyed by the occupants of the subject premises. The Board so finds.

10. Advisory Neighborhood Commission 1B, filed no recommendation on the application.

11. There were several letters on file in favor of the application including the applicant's next door neighbor.

12. There was no opposition to the application.

CONCLUSIONS OF LAW:

The applicant seeks area variances, the granting of which requires showing of a practical difficulty, stemming from the property itself. The subject house was built prior to the current Zoning Regulations and is now non-conforming. The proposed addition will increase the lot occupancy by two per cent, but will increase the width of the side yard by 1.83 feet adjacent to the addition. The variances are minimal and will restore usable, livable and needed space to the structure. The practical difficulties are inherent in the property as constructed. 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.

Application No. 12739
Page 3

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

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 17 OCT 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.