

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12774, of Philip H. and Eutah Thomas, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the rear yard requirements (Sub-section 3304.1) to permit a rear addition to a single family dwelling in the R-1-B District at the premises 3103 Walnut Street, N. E., (Square 4323, Lot 34).

HEARING DATE: October 18, 1978

DECISION DATE: October 18, 1978 (From the Bench)

FINDINGS OF FACT:

1. The subject property is located in an R-1-B zone district on the northeast side of Walnut Street approximately forty feet west of its intersection with Elm Street, known as 3103 Walnut Street, N. E.

2. The subject property is presently developed with a two story brick detached structure.

3. The applicant proposes to enlarge the existing structure with a rear two story brick addition.

4. The subject property, approximately 2851 square feet in land area, is rectangular in shape and topographically flat.

5. The property is surrounded to the north by the back yard of a single family detached dwelling; to the east by a single family detached dwelling at the northeast corner of Elm Street and Walnut Street, followed by the Baltimore and Ohio Railroad tracks; to the south across Walnut Street by a single family detached dwelling; and to the west by a single family detached dwelling.

6. The proposed addition will consist of a family room with fireplace, bathroom and closet on the first floor, and a bedroom on the second floor. The addition covers the full width of the house and extends sixteen feet toward the rear the house. The addition will be well removed from all adjoining structures and will not adversely affect light, air or ventilation to such adjoining buildings.

7. Sub-section 3304.1 requires that a minimum rear yard of 25 feet be provided in an R-1-B District. With the construction of the proposed addition, the applicant will provide 20.47 feet. A variance of 4.53 feet is thus required.

8. The applicant complies with the requirement of the Regulations pertaining to lot area, lot width and side yard.

9. The Municipal Planning Office by report dated October 2, 1978 recommended approval of the application on the grounds that the requested area variance is minimal, and will not impair the intent, purpose and integrity of the Zoning Regulations and Map. The Board so finds.

10. By letter dated October 5, 1978, Advisory Neighborhood Commission 5-A supported the application.

11. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION

The Board concludes that the required variance is an area variance, the granting of which requires the showing of a practical difficulty. The Board is of the opinion that the minimal deviation from the Zoning Regulations will not interfere with light and air of adjacent properties and that approval of this application will provide relief from the strict application of the Regulations so as to allow the requested extension within this residential zone. The granting of this area variance will not impair the intent, purpose and integrity of the Zoning Regulations and Maps. Accordingly, it is ORDERED that this application is hereby GRANTED.

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

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

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

BZA APPLICATION NO. 12774
Page 3

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.

FINAL DATE OF ORDER: 29 NOV 1978