

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12792, of Levornic Best, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the side yard requirements (Sub-section 3305.1) to construct a detached dwelling in the R-1-B District at the premises 3906 - 17th Place, N.E. (Square 4155, Lot 20).

HEARING DATE: November 15, 1978
DECISION DATE: January 10, 1979

DISPOSITION: Application GRANTED by a vote of 4-0 (Charles R. Norris, William F. McIntosh, Leonard L. McCants to GRANT, Walter B. Lewis to GRANT by PROXY; Chloethiel Woodard Smith not voting, not having heard the case).

FINAL DATE OF ORDER: February 26, 1979

ORDER

By letter dated May 23, 1979, the agent for the applicant requested permission from the Board to modify the site plan marked as Exhibit No. 20 of the record. The letter states that due to an oversight, the location of the building relative to the street creates a driveway access problem. The applicant is therefore requesting that the Board allow the proposed building to be set-back 16.67 feet from the street line, rather than ten feet as originally proposed. This would result in a twenty-five foot rear yard. As originally proposed, the rear yard was to be 35.85 feet. The rear yard would be in full compliance with the Zoning Regulations. The dimension of the proposed side yards remain unchanged; the south side yard is still eight feet and south side yard is still five feet.

The Board finds that the applicant's request does not change the requested variance, that the building as proposed will remain the same except that it will have a greater front setback and a smaller rear yard, and that all the material facts which the Board relied upon to grant the application are still relevant.

It is therefore ORDERED that the revised plans marked as Exhibit No. 19 of the record are APPROVED.

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DECISION DATE: June 6, 1979

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

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER:

14 AUG 1979

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.