

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12851, of Douglas D. Drysdale, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the prohibition against adding to a single family dwelling which now exceeds the allowable percentage of lot occupancy (Paragraph 7107.21) and from the lot occupancy requirements (Sub-section 3303.1 and Paragraph 7107.23) to allow an addition to a dwelling which is a non-conforming structure in the R-1-B District at the premises 1921 - 24th Street, N.W. (Square 2521, Lot 4).

HEARING DATE: January 17, 1979

DECISION DATE: January 17, 1979 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located at the northeast corner of the intersection of 24th Street and Tracy Place, N.W., and is known as 1921 - 24th Street, N.W. It is in an R-1-B District.
2. The subject site is rectangular in shape and is approximately 4,631.25 square feet in area. It is improved with a three story brick detached dwelling with a two car garage. The dwelling sits at a higher elevation than the surrounding road grades.
3. Single family detached dwellings are located to the north, south, east and west of the subject premises.
4. The applicant proposes to build a two story bay window of glass, brick and frame construction on the south wall of the subject premises. The addition will replace an existing bay window on the first floor and a second story shuttered window.
5. The subject dwelling was built in 1927, a date preceding the current Zoning Regulations. It is non-conforming in that it exceeds the lot occupancy requirements of the R-1-B District by 22.68 square feet. The proposed addition will increase the lot occupancy by 33.03 square feet requiring a variance of three percent for the addition.

6. The addition will not affect the rear and side yards of the subject property.

7. The addition is architecturally compatible with the existing building and will not appear as an awkward appendage. It will not block the light and air of neighboring dwellings in any direction.

8. The applicant testified that the premises will continue to be used as a single family residence, and that the addition will permit more light and air within the interior rooms served. The Board so finds.

9. The Office of Planning and Development by report dated January 10, 1979, recommended that the application be approved on the grounds that the proposed addition will not have an adverse impact on the light and air of neighboring properties, that the requested variance is minimal, and that the requested relief is not inconsistent with the intent and purpose of the Zoning Regulations. The Board so finds.

10. Advisory Neighborhood Commission 1D, by letter of January 10, 1979, supported the application on the grounds that there has been no opposition expressed by any of the neighbors, the proposed change appears to be a simple "squaring off" of an already existing bay window, and the variance required is for a minimal number of square feet. The Board concurs.

11. There was no opposition to the application. There was a letter of support from a neighbor in the immediate area of the subject property.

CONCLUSIONS OF LAW:

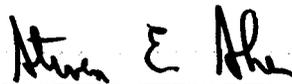
Based on the record the Board concludes that the requested variances are area variances the granting of which requires a showing of a practical difficulty stemming from the property. In this instance the improvements were constructed prior to the current Zoning Regulations. The subject property is non-conforming as to the lot occupancy in a minimal degree and the addition of 33.03 square feet from the proposed bay windows is still minimal. The strict application of the regulation would impose a practical difficulty

upon the owner of the property who is seeking to make his property more liveable without an adverse impact on the neighborhood. The Board further concludes that the variances can be granted without substantial detriment to the public good and without substantially impairing the intent purpose and integrity of the zone plan. The Board concludes that it has accorded to the ANC the "great weight" to which it is entitled, and agrees with the ANC in disposing of this application. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 4-0 (Theodore F. Mariani, Chloethiel Woodard Smith, William F. McIntosh and Charles R. Norris to grant, Leonard L. McCants not present, not voting)

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 23 FEB 1979

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.