

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12854, of Lawrence S. Stinchcomb, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the lot occupancy (Sub-section 3303.1) and the rear yard requirements (Sub-section 3304.1) to construct a two story addition to a single family detached dwelling in an R-1-B District at the premises 4508 Hoban Road, N.W., (Square 1348, Lot 15).

HEARING DATE: January 17, 1979

DECISION DATE: January 17, 1979 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located on the south side of Hoban Road, N.W., between Foxhall Road and 45th Street and is known as 4508 Hoban Road, N.W. It is in an R-1-B District.

2. The subject lot 15 is approximately 4,124 square feet in area and is improved with a two story detached dwelling which was constructed in 1936.

3. Adjacent to this property on the west is a two story detached dwelling which is similar to that which is the subject of this application. To the rear of this property are the rear yards of two single family residences, one of which fronts on 45th Street, the other on Foxhall Road. Adjacent to this property on the east are single family detached dwellings at the corner of Hoban Road and 45th Street. In general, this area is characterized by large, well maintained single family dwellings. There are a number of large estates in the area, as well as a number of diplomatic properties. The German Embassy is located less than one-fourth mile from the subject property on Foxhall Road.

4. The applicant proposes to construct a two-story addition to the rear of the existing dwelling. The addition will contain a kitchen, mud room and breakfast area on the first floor and a bathroom on the second floor.

5. In order to construct the proposed addition, the applicant requires a variance from the lot occupancy requirements of 11.03 square feet (0.67%) and a variance of 3.02 feet (12.08%) from the rear yard requirements of the R-1-B District.

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6. The Office of Planning Development, by report dated January 11, 1979, recommended that the application be approved on the grounds that the proposed addition will not adversely affect adjoining properties nor would it be contrary to the intent and purposes of the Zoning Regulations. The Board so finds.

7. There was no opposition either on file or at the public hearing to the application.

8. Advisory Neighborhood Commission 3B filed no recommendation on the application.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the applicant is seeking area variances, the granting of which requires a showing of a practical difficulty stemming from the property itself. The subject dwelling was constructed in 1936, a time prior to the current Zoning Regulations. Any moderate addition, as proposed herein, to property already in existence would require a variance. In the instant application the Board finds that the requested variances are minimal and will not create an adverse impact. The addition will further accommodate the use of the dwelling by the owner. The Board further concludes that the relief 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.

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

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

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

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: 5 MAR 1979