

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13072 of Leonard Sanders, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the rear yard requirements (Sub-section 3304.1 and Paragraph 7107.22) to construct a rear addition to a non-conforming structure in an R-1-B District at the premises 2201 Taylor Street, N.E., (Square 4238, Lot 50).

HEARING DATE: October 24, 1979

DECISION DATE: October 24, 1979 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located at the southeast corner of the intersection of 22nd and Taylor Streets, N.W. and is known as 2201 Taylor Street, N.E. It is in an R-1-B District.

2. The subject lot has 53.50 feet of frontage on Taylor Street and sixty-five feet of frontage on 22nd Street. It is improved with a two story frame detached dwelling. Four persons reside in the dwelling.

3. The applicant proposes to construct a rear addition to the first floor which will measure eight by sixteen feet. The addition is to enlarge the presently existing kitchen. The existing kitchen has a useable area of six by thirteen feet. The proposed addition will add a length of eight feet to the present kitchen. The existing back stoop will be eliminated.

4. The subject property has two building restriction lines, one story each street. The applicant cannot construct an addition except in the rear yard.

5. The rear yard is not twenty-five feet in depth. With the proposed addition the rear yard will be fourteen feet. A variance of eleven feet is requested.

6. The applicant has no garage in his rear yard. The proposed addition will bring the lot occupancy of the premises to 668 square feet. Under the Zoning Regulations 1,391 square feet is permitted.

7. The immediate area of the subject property contains many rear additions and garages.

8. The applicant's neighbors to the rear and east of the property filed letters in the record stating that they had no

objections to the application. Another neighbor appeared at the public hearing and recommended that the application be granted.

9. Advisory Neighborhood Commission 5A filed no recommendation to the application.

10. There was no opposition to the application.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the applicant is seeking an area variance the granting of which requires a showing of a practical difficulty stemming from the property itself. The depth of the lot, the two building restriction lines and the location and configuration of the existing building constitutes the practical difficulty. The Board also notes the lack of opposition to the application. The Board further 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 zoning plan. Accordingly, it is ORDERED that the application is GRANTED.

VOTED: 4-0 (William F. McIntosh, Walter B. Lewis, Charles R. Norris and Leonard L. McCants to grant, Chloethiel Woodard Smith 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: 7 DEC 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

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.