

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13094, of Philip Huber pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the lot occupancy requirements (Sub-section 3303.1) and the rear yard requirements (Sub-section 3304.1) for a proposed side addition to a semi-detached dwelling in an R-5-B District at the premises 1527 - 27th Street, N.W. (Square 1265, Lot 812).

HEARING DATE: November 28, 1979
DECISION DATE: December 5, 1979

FINDINGS OF FACT:

1. The subject property is located on the east side of 27th Street, near its intersection with P Street in an R-5-B zone district at premises known as 1527 - 27th Street, N.W.

2. The subject site is presently improved with a two-story brick structure.

3. The applicant proposes to construct a two story side yard addition to the existing structure. The first floor of this addition would include a dining room and increase the kitchen space. The second floor would be used as a bathroom and bedroom.

4. The property is approximately 798 square feet in area, and is irregular in shape, having a frontage of 19.97 feet on 27th Street and a rear lot line of 16.37 feet.

5. The R-5-B zone district does not require a side yard. The subject property has provided, a 7.33 side yard. The applicant proposes to construct the addition to the existing side lot line.

6. The house is built at an angle on the lot. The applicant testified that the proposed addition would square of the angled wall on the left of the structure, thereby increasing the living space in the existing rooms on that existing wall.

7. The R-5-B zone allows a sixty percent maximum lot occupancy, or in this case, 478.80 square feet. The applicant proposes to occupy 492.79 square feet of the subject site. Thus a variance of 13.99 square feet or three percent is required.

8. A fifteen foot rear yard is also required. Because of the irregular shape of the lot, the applicant provides a 16.20 foot rear yard on the north lot line and a 15.0 foot rear yard on the south lot line. When averaged across the full lot, the provided rear yard is 13.40 feet. Thus a variance of 1.60 square feet or 10.66 percent is required.

9. There was no report from Advisory Neighborhood Commission 3A on this application.

10. At the time of public hearing, Mrs. Harold B. Hinton, Chairman of Zoning and Planning for the Citizens Association of Georgetown testified that the Association had taken no action on this application. Mrs Hinton, however, testified that this site was a part of the area as a whole that the Citizens Association had petitioned for rezoning to single family use previously.

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

CONSLUSIONS OF LAW AND OPINION:

Based on the foregoing Findings of Fact and the evidence of record, the Board concludes that the requested variances are area variances, the granting of which requires the showing of an exceptional or extraordinary condition of the property which creates a practical difficulty for the owner. The Board concludes that the small size and irregular shape of the lot creates such a difficulty. The Board notes that the increase in lot occupancy over the maximum is very minimal. The rear yard variance results basically as a result of the irregular shape of the lot. The Board further concludes that the application can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Accordingly, it is hereby ORDERED that this application is hereby GRANTED.

VOTE: 5-0 (Walter B. Lewis, William F. McIntosh, Connie Fortune, Charles R. Norris and Leonard L. McCants to GRANT).

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

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

FINAL DATE OF ORDER: 6 MAR 1980

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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13094, of Philip Huber, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the lot occupancy requirements (Sub-section 3303.1) and the rear yard requirements (Sub-section 3304.1) for a proposed side addition to a semi-detached dwelling in an R-5-B District at the premises 1527 - 27th Street, N.W., (Square 1265, Lot 812).

HEARING DATE: November 28, 1979

DECISION DATE: December 5, 1979

DESCRIPTION: Application granted by a vote of 5-0 (Walter B. Lewis, William F. McIntosh, Connie Fortune, Charles R. Norris and Leonard L. McCants to GRANT)

FINAL DATE OF THE ORDER: March 6, 1980

FINDINGS OF FACT:

1. The Board granted the application by Order dated March 6, 1980.
2. The applicant had submitted plans to the Board with the application, marked as Exhibit No. 6 of the record.
3. The applicant has made minor modifications to the plans, as follows:
 - a. In the front, a rectangular window has replaced a round window, the front door size has been reduced and a small glass panel on top of the window next to the door has been eliminated.
 - b. In the rear, the glass around the French door in the addition has been eliminated, and French doors have replaced other glass treatment at the second floor.
4. By letter dated October 20, 1980, the applicant requested the Board to approve the revised plans. He stated that the modifications were designed to lessen the cost, improve security and appearance and save energy. The applicant requested approval of plans marked as Exhibit No. 17 of the record.

5. The size of the addition is not changed, the extent of the variances required is not affected and the modifications represent minor exterior alterations.

CONCLUSIONS OF LAW AND OPINION:

Upon consideration of the applicant's request, the Board finds that approval of the revised plans does not change the relief granted by the Board. There are no additional variances required and all of the material facts which the Board relied upon in granting the application are still relevant. It is therefore ORDERED that the applicant's request for modification of plans is hereby GRANTED, that the plans marked as Exhibit No. 17 of the record are approved, and that such approved plans shall be substituted for those originally submitted to and approved by the Board. In all other respects, the Order of the Board dated March 6, 1980, shall remain in full force and effect.

VOTE: 4-0 (Walter B. Lewis, Connie Fortune, Charles R. Norris and William F. McIntosh to APPROVE).

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

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

FINAL DATE OF ORDER: 11 DEC 1980

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."