

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13362 of Wayne Coy, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the rear yard requirements (Sub-section 3304.1) and the side yard requirements (Sub-section 3305.1) to construct an addition to an existing detached dwelling in an R-1-A District at the premises 4501 Cathedral Avenue, N.W., (Square 1609, Lot 63).

HEARING DATE: October 22, 1980

DECISION DATE: October 22, 1980 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an R-1-A District at the northwest corner of the intersection of Cathedral Avenue and 45th Street.
2. The subject lot is rectangular in shape, having a width of fifty feet along 45th Street and a depth of 100 feet along Cathedral Avenue.
3. The property is improved with a two story detached single family dwelling. There is an existing two car garage located approximately five feet away from the house in the northwest corner of the lot.
4. For zoning purposes, the front of the house faces 45th Street, even though the main entrance faces Cathedral Avenue.
5. The applicant proposes to add a one-story addition to the rear of the existing house, to connect the house and the existing garage. The addition will serve as a large breakfast/informal dining area. It will be adjacent to the existing kitchen and dining room.
6. The applicant also proposes to convert the existing garage into a recreation room, including several large closets for storage.
7. The addition will have approximately 309 square feet of building area. The combination of the existing building, garage and addition will still be well below the maximum permitted lot occupancy.

8. The existing garage is considered to be located in the rear yard of the dwelling. The existing rear yard has a depth of 25.7 feet from the rear wall of the house to the west or rear lot line.

9. The west wall of the garage is located 3.04 feet from the rear lot line. The north wall of the garage is located 1.90 feet from the north side lot line. When the addition connecting the house and garage is constructed, the garage will become part of the house, and the interconnected buildings become one building for the purposes of the Zoning Regulations.

10. The rear yard of the building as measured under the Zoning Regulations thus would be reduced to only 3.04 feet. Since the R-1-A District requires a rear yard of twenty-five feet, a variance of 21.96 feet is technically required. Similarly, the side yard of the combined building would be only 1.90 feet, the Regulations require an eight foot side yard, and a variance of 6.10 feet is required.

11. There would be no change in the distance of the garage from the adjoining lot lines.

12. The addition between the garage and the house is no closer than the existing dwelling in relation to the adjoining property to the north, and will be over eleven feet removed from the adjoining property to the west.

13. The owner of the immediately abutting property to the west submitted a letter to the record, stating that she had no objection to the variances. The owner of property across Cathedral Avenue to the south also submitted a letter to the record in favor of the variance.

14. There was no report from Advisory Neighborhood Commission 3D on the application. The single member district commissioner of ANC 3D-07 submitted a letter in support of the application.

15. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

Based on the findings of fact and the evidence of record, the Board concludes that the requested variance is an area variance, the granting of which requires the showing of an exceptional or extraordinary condition of the of the property which creates a practical difficulty for the owner. The Board concludes that the existing location of the garage close to the side and rear lot lines is such an exceptional condition. The Board concludes that strict application of the Regulations to require the demolition of

