

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13394, of H. Carl Moultrie, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the side yard requirements (Sub-section 3305.1) for a proposed side addition to a single family dwelling in an R-1-B District at the premises 3915 - 17th Street, N.E., (Square 4155, Lot 13).

HEARING DATE: December 10, 1980

DECISION DATE: January 7, 1981

FINDINGS OF FACT:

1. The subject property is located on the east side of 17th Street between Randolph and Otis Streets, N.E., and is known as premises 3915 - 17th Street, N.E. It is in an R-1-B District.
2. The subject site is rectangular in shape. It measures sixty feet in width, and eighty feet in depth.
3. The site is improved with a two-story and basement brick, detached, single family dwelling with a side and rear porch which was constructed prior to May 12, 1958, the effective date of the current Zoning Regulations.
4. The applicant proposes to widen and enclose a side porch located on the south side of the site. The porch is presently eight feet wide. The applicant proposes to make the space two feet wider in order to make the space more functional, more livable and more practical as an interior space for recreation and multi-purpose use.
5. The extension of the porch would bring it to within three feet of the south side property line. A variance of five feet is requested. The northern side yard is five feet wide. The applicant is also extending the porch to the rear of the dwelling thirteen feet. This rear addition requires no variance.

6. The side addition will be eight feet from the neighbor's residence to the immediate south. The neighbor has a five foot wide northern side yard. The side addition will be sixty percent brick and forty percent glass. It was testified to that since the addition will be one story, it will not affect the light and air circulation of the property to the south of it.

7. Neighbors to the immediate north and south of the subject property, to the rear of the property and across the street from the property filed letters in approval of the application.

8. The north side yard of the subject premises is non-conforming in that it measures five feet instead of the eight feet normally required in an R-1-B District.

9. Advisory Neighborhood Commission - 5A by letter of December 10, 1980 recommended that the application be approved.

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

CONCLUSIONS OF LAW AND OPINION:

Based on the record, the Board concludes that the applicant is seeking an area variance, the granting of which requires evidence of a practical difficulty inherent in the property and 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. The proposed addition variance is minimal. It will add two feet to an already existing porch to make the porch a more viable interior space. The Board notes the support for the application by those owners of property most likely to be affected. 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 zone plan. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 5-0 (Charles R. Norris, William F. McIntosh, John G. Parsons, Douglas J. Patton and Connie Fortune to GRANT).

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

