

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13707, of Peace Baptist Church, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the lot occupancy requirements (Sub-section 3303.1 and Paragraph 7107.23) and the rear yard requirements (Sub-section 3304.1 and Paragraph 7107.22) for a proposed addition to a church which is a non-conforming structure in an R-4 District at the premises 712 18th Street, N.E., (Square 4511, Lot 67).

HEARING DATE: March 17, 1982
DECISION DATE: April 7, 1982

DISPOSITION: The Board GRANTED the application CONDITIONALLY by a vote of 5-0 (Walter B. Lewis, William F. McIntosh, Douglas J. Patton, Connie Fortune and Charles R. Norris to grant).

FINAL DATE OF ORDER: July 29, 1982

ORDER

The subject application was granted by the Board subject to the condition that construction be in accordance with plans dated March 30, 1982 and marked as Exhibit No. 24 of the record. By letter dated November 24, 1982, the applicant requested permission to modify the plans previously approved by the Board.

The proposed modifications will permit the applicant to extend the rear stair to the roof as required by the D.C. Building Code due to the height of the building. The proposed plans further indicate window changes on the south and west elevations due to minor revisions in the floor plan.

The proposed modifications to the plans previously approved by the Board make no substantial changes in the size, shape or configuration of the building. No additional variance relief is required.

The material facts relied upon the Board relative to the granting of variances from the lot occupancy and rear yard requirements are unaffected by the proposed modified plans.

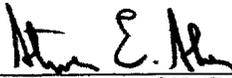
The Board concludes that the extension of the rear stair is necessary to meet the requirements of the D.C. Building Code. The Board further concludes that the window changes are cosmetic in nature. It is therefore ORDERED that the MODIFICATION of plans is APPROVED and that the plans marked as Exhibit No. 27A of the record are hereby approved and substituted for those previously approved by the Board and marked as Exhibit No. 24 of the record. In all other respects, the Order of the Board dated July 29, 1982 shall remain in full force and effect.

DECISION DATE: December 1, 1982

VOTE: 4-0 (William F. McIntosh, Douglas J. Patton, Walter B. Lewis and Charles R. Norris to GRANT; Carrie L. Thornhill not voting, not having heard the case).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: DEC 17 1982

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."

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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.