

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13951, of Patricia A. Goldman, pursuant Paragraph 8207.11 of the Zoning Regulations, for variances from the side yard requirements (Sub-section 3305.1) and the rear yard requirements (Sub-section 3304.1) to construct a two story addition to an existing single family dwelling in an R-1-B District at premises 5022 V Street, N.W., (Square 1388, Lot 830).

HEARING DATE: April 20, 1983
DECISION DATE: May 4, 1983

FINDINGS OF FACT:

1. The subject property is located on the south side of V Street, east of Reservoir Road immediately to the south of the cul-de-sac at the end of the street and is known as premises 5022 V Street, N.W. It is zoned R-1-B.

2. The subject site contains 3,717 square feet and is irregular in shape. The site is somewhat triangular in shape. The north side abuts the outer edge of the cul-de-sac. The depth of the lot measures 74.75 feet on the east side and 41.15 feet on the west side. The depth of the lot gradually decreases from the east side to a depth of approximately 54.12 feet at a point 37.04 feet from the western property line, then sharply decreases to a depth of approximately 41.15 feet.

3. The subject property is presently improved with a two-story detached single-family dwelling, which was constructed in approximately 1939.

4. The surrounding area is developed primarily with townhouses and apartments along the cul-de-sac. There are four single family detached dwellings in the immediate area including the subject dwelling. One of those is located on the north side of the cul-de-sac. Two are located to the south of the subject property and front on Reservoir Road.

5. The applicant proposes to construct a two-story addition on the west side of the existing dwelling. The proposed addition will contain a family room, powder room and Florida room on the first floor and two bedrooms and a bathroom on the second floor. The height of the addition will not exceed the roofline of the existing structure.

that the addition is located so as not to adversely impact the adjacent property.

The Board further concludes that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps. It is therefore ORDERED that the application is GRANTED.

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

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

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

FINAL DATE OF ORDER: JUL 13 1983

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 CONSUMER AND REGULATORY AFFAIRS.

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