

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13963 of Richard S. and Marcia H. Rothblum, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the prohibition against constructing a one-family dwelling on an alley lot where the alley lot abuts an alley less than thirty feet in width (Sub-section 7606.2) and from the lot width requirements (Sub-section 3301.1) to construct a one-family dwelling in an R-1-B District at the premises 3810 Macomb Street, N.W., (Square 1817, Lot 45).

HEARING DATES: May 25, and June 16, 1983

DECISION DATES: July 7, and December 7, 1983

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

FINAL DATE OF ORDER: August 29, 1983

DISPOSITION: The Board DENIED a motion for modification of plans by a vote of 3-1 (Walter B. Lewis, William F. McIntosh and Douglas J. Patton to deny; Carrie L. Thornhill opposed to the motion; Charles R. Norris not present, not voting).

FINAL DATE OF ORDER: January 18, 1984

ORDER

By order dated August 29, 1983, the Board GRANTED the subject application, subject to the condition that the dwelling be located on the lot as shown on the plat marked as Exhibit No. 2 of the record. By letter dated November 17, 1983 the applicants requested approval from the Board to modify that condition in the order to eliminate discrepancies between Exhibit No. 2 and the architectural drawings submitted with the application and to allow the addition of small porches on three sides of the dwelling. The Board denied the requested modifications by order dated January 18, 1984.

By letter dated December 16, 1983, the applicants requested the Board's permission to modify the condition of the Board's Order dated August 29, 1983, to allow the location of the dwelling on the lot to be shifted one foot

to the east and two feet to the south and to alter slightly the foundation plan outline. The modifications requested would allow for the retention of a mature chestnut oak tree located at the upper northwest corner of the proposed dwelling. The requested modifications would not result in the need for any additional variance relief.

A resident of 3212 - 38th Street, N.W. who appeared in opposition to the original application submitted a letter dated December 30, 1983, in support of the requested modifications. There was no opposition to the proposed modifications.

Upon review of the requested modifications and the prior orders of the Board, the Board concludes that the proposed modifications are minor in nature and that the material facts relied upon by the Board in deciding the application remain relevant. The applicant requires no further relief from the Board. The variances originally sought are unaltered. There was no opposition to the proposed modifications.

It is therefore ORDERED that the modification of plans is APPROVED and that the plat marked as Exhibit No. 46B of the record is hereby approved and shall be substituted for that originally approved by the Board as Exhibit No. 2. In all other respects, the order dated August 29, 1983, shall remain in full force and effect.

Decision Date: January 11, 1984

VOTE: 4-0 (Walter B. Lewis, Douglas J. Patton, and Carrie L. Thornhill to grant; Charles R. Norris to grant by proxy; William F. McIntosh not present, not voting).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: _____

FEB - 8 1984

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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