

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14808 of Christopher K. Chapin, pursuant to 11 DCMR 3107.2, for a variance to allow an addition to a structure that now exceeds the allowable percentage of lot occupancy requirements (Paragraph 2001.2(a)), a variance from the minimum rear yard requirements (Sub-section 404.1), a variance from the allowable percentage of lot occupancy requirements (Sub-section 403.2), a variance to allow an addition that does not conform to structure, rear yard and lot occupancy requirements (Paragraph 2001.3(b)), a variance to allow an addition that increases and extends existing nonconforming aspects of the structure, rear yard and lot occupancy requirements (Paragraph 2001.3(c)) for a proposed addition to a nonconforming structure in an R-3 District at premises 2136 Leroy Place, N.W., (Square 1532, Lot 48).

HEARING DATE: June 15, 1988
DECISION DATE: June 15, 1988 (Bench Decision)

SUMMARY ORDER

The Board duly provided timely notice of the public hearing on this application, by publication in the D.C. Register, and by mail to ANC 1D and to owners of property within 200 feet of the site.

The site of the application is located in Advisory Neighborhood Commission ("ANC") 1D and in proximity to ANC 1C. ANC 1D, which is automatically a party to the application, filed a written statement of issues and concerns in support of the application. ANC 1C did not submit a written statement of issues and concerns, or request to be treated as an affected ANC.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR 2001.2(a), 404.1, 403.2, 2001.3(b) and 2001.3(c). No person or entity appeared at the public hearing in opposition to the application or otherwise requested to participate as a party in opposition to this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.