

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--December 16, 1964

Appeal #8013 Williams Swift Martin, appellant.

Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following order was entered on December 22, 1964:

ORDERED:

That the appeal for a variance from the lot occupancy requirements of the R-3 District to permit basement, first and second floor addition to dwelling at 2915 Que Street, N.W., lot 8, square 1283, be granted.

From the records and evidence adduced at the hearing, the Board finds the following facts:

(1) The lot occupancy will not be increased in the front, however, the bulk will be increased by extending the existing porch to the second floor.

(2) There will be a 5 foot 9 inch extension in the rear of the building which will cause a modest increase in lot coverage.

(3) Total lot coverage including two garages on the alley at the rear of the lot will be 70 percent after the improvements are made.

(4) There were objections to the granting of this appeal registered at the hearing. These objections were based on the fear that a separate apartment would be created by installing a full bath in the basement as shown on the plans and by the later addition of a kitchen (not shown on the plans). However, some neighbors supported the petition as being consistent with improvements made in other structures in the square.

OPINION:

We are of the opinion that a hardship within the meaning of Section 8207.11 does exist, that the proposed remodeling will be an improvement to both the premises and the neighborhood, and that the ultimate lot coverage will be consistent with that of other properties in the area.

In order to protect the public good and prevent the overcrowding of the neighborhood, this order shall be subject to the continued use of the property as a single family dwelling with not more than one kitchen.