

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8700 Bernice De Shazo, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried the following Order was entered by the Board at its meeting held on April 27, 1966.

EFFECTIVE DATE OF ORDER: May 9, 1966

**ORDERED:**

That the appeal for a variance from the side yard requirements of the R-1-B District to permit a 1-story rear addition to dwelling at 2952 Macomb Street, N.W., lot 19, square 2084, be granted.

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

(1) Appellant's lot is improved with a two story stone and stucco dwelling with basement.

(2) Appellant's lot has a 52.93 foot frontage on Macomb Street and a depth of approximately 195.36 feet. The lot contains 10,355 square feet of land.

(3) Appellant asserts that the existing structure was built around 1928.

(4) Appellant proposes to extend the first floor of an existing south wing of the house rearwardly to provide a dining room. The proposed addition would be 15.75 x 15.0 feet.

(5) Section 3305.1 of the Zoning Regulations provides that there be a minimum width of 8 feet for each side yard in the R-1-B District. The present side yard is 3.03 feet and at the proposed addition will be 5.75 feet.

(6) No objection to the granting of this appeal was registered at the public hearing.

**OPINION:**

The Board concludes that the erection of the rear addition will not cause a substantial increase in the lot occupancy or exceed the occupancy allowed in the R-1-B District. Appellant now has a nonconforming side yard and the Board holds that the proposed addition with its nonconforming side yard will be consistent with the purpose and intent of the Zoning Regulations and Maps and will not have an adverse affect upon neighboring and adjacent property.