

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8755 James & Mildred Reid, appellants

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 31, 1966.

EFFECTIVE DATE OF ORDER: June 30, 1966

ORDERED:

That the appeal for a variance from the rear yard and lot occupancy requirements of the R-2 District to permit a one story rear addition to a single family dwelling at 618 Quackenbos Street, N.W., lot 104, Square 3201, be granted.

(1) Appellants' lot has an irregular shape and is improved with a single-family dwelling.

(2) Appellants' lot has a frontage of 23.5 feet on Quackenbos Street. From the west end of this frontage the lot line extends south 15 feet, then west 15 feet, then south 48.75 feet, then east 40.5 feet, then north 63.75 feet to the beginning point. The area of the lot is approximately 2580 square feet.

(3) Appellants' existing rear yard is now 5-feet, whereas the Zoning Regulations prescribe a 20 foot rear yard for dwellings in the R-2 District.

(4) Section 3303.1 of the Zoning Regulations provides that dwellings in the R-2 District shall not occupy more than 40% of the lot.

(5) Appellants propose to erect a one story rear addition measuring 9' 8" x 13' 8" enclosing an existing rear concrete porch. The enclosure will be used for usual household requirements of the home owner.

(6) Opposition was registered at the public hearing to the granting of this appeal. The record contains petitions with 31 signatures of persons in the vicinity who oppose the granting of this appeal.

OPINION:

The Board holds that the granting of this appeal will not substantially increase the prescribed lot occupancy for the R-2 District, and that the erection of the addition to this dwelling will not be inconsistent with the present use and occupancy of the lot and will have no adverse affect upon adjacent and nearby property.

Further, we are of the opinion that the requested relief can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.