

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- December 14, 1966

Appeal No. 9038 Richard M. Welch et ux, 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 December 14, 1966.

EFFECTIVE DATE OF ORDER - February 8, 1967

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit a 3-story rear addition to residence at 3705 Military Road, NW., lots 2 and 805, square 1870, be granted.

FINDINGS OF FACT:

(1) The subject property consists of two adjacent lots located in an R-1-B District.

(2) The property is improved with a two-story and basement single-family dwelling with a five foot side yard at the west lot line.

(3) The two lots have a 90 foot frontage on Military Road, a depth of 125.91 feet at the west lot line, 132.9 feet at the east line, and approximately 90.153 at the north lot line. The lots contain approximately 11,604 square feet.

(4) Appellant proposes to erect a three-story rear addition measuring 16 x 33 feet. The addition will not decrease the existing side yard, but will conform to the side walls of the existing structure.

(5) Section 3305.1 requires an eight (8) foot side yard in the R-1-B District.

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

OPINION:

The Board holds that as the granting of this appeal will not result in substantial increase of the prescribed lot occupancy for the R-1-B District, the enlargement of this house will be consistent with the existing side yard, and that granting of this appeal 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.