GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16508 of Gilbertson Dick, pursuant to 11 DCMR 3103.2, for a variance under Section 404.1 from the minimum rear yard setback requirements; and a variance under Section 405.9 from the minimum side yard setback requirement for a proposed covered walkway to connect the existing single-family dwelling to an existing garage in an R-1-B District at premises 901 Butternut Street, N.W. (Square 2967, Lot 16).

HEARING DATE: October 20, 1999
DECISION DATE: February 2, 2000

DISMISSAL ORDER

The case involved property located in Square 2967, on Lot 16, at premises 901 Butternut Street, N.W. The site is developed with a single-family, detached, dwelling and garage. The Applicant, Gilbertson Dick, is the property owner.

The Applicant proposed to construct a covered walkway to connect the garage and the dwelling. The purpose of the walkway is to allow the Applicant to walk from the dwelling to the garage in inclement weather, without getting wet.

The site is zoned R-1-B. The Zoning Regulations require a minimum rear yard depth of 25 feet; and, a minimum side yard depth of $ feet, each (Subsections 404.1 and 405.9, respectively.) The Applicant requested zoning relief for 20 feet 5 inches from the rear yard set back requirement. Also, the request included a variance for 4 feet 4 inches from the west side yard set back requirement.

As directed by 11 DCMR 3119.2, the Board required the Applicant to satisfy the burden of proving the elements which are necessary to establish the case for variance pursuant to 11 DCMR Subsections 404.1, 405.9 and 3103.2. No person or entity appearing as a party to this case testified at the public hearing. Accordingly, a decision by the Board would not be adverse to any party.

The Board could not determine that a practical difficulty exists at the site. In an effort to assist the Applicant to construct the covered walkway, staff was instructed to review the project. The staff, with the assistance of the Department of Consumer and Regulatory Affairs, has worked with the applicant. With modification of plans, the Applicant will be able to construct the walkway as a matter-of-right.

BZA
Case No. 16508
Exhibit No. 19

BZA
Case No. 16646
Exhibit No. 30

ATTACH DOCUMENT(S) HERE (SEE INSTRUCTION NO. 7)

Board of Zoning Adjustment
District of Columbia
CASE NO.16646
EXHIBIT NO.30

Surveyor, D. C.

By: D.A.

Approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

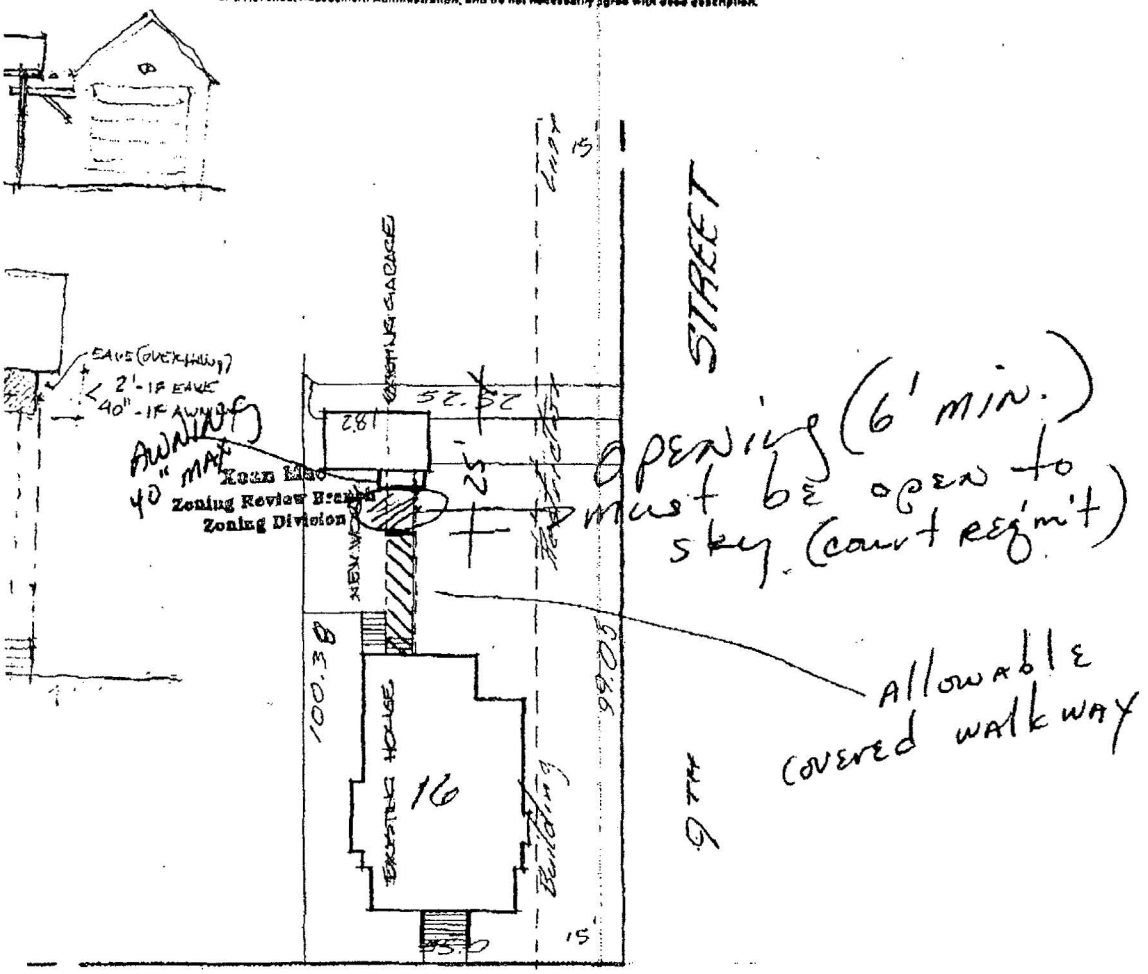
Date 8.20.99

GILBERTSON DICK
(Signature of owner or his authorized agent)

ST OCCUPANCY

D.A.'S

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



opening (6' min.) must be open to sky. (court req'm't)

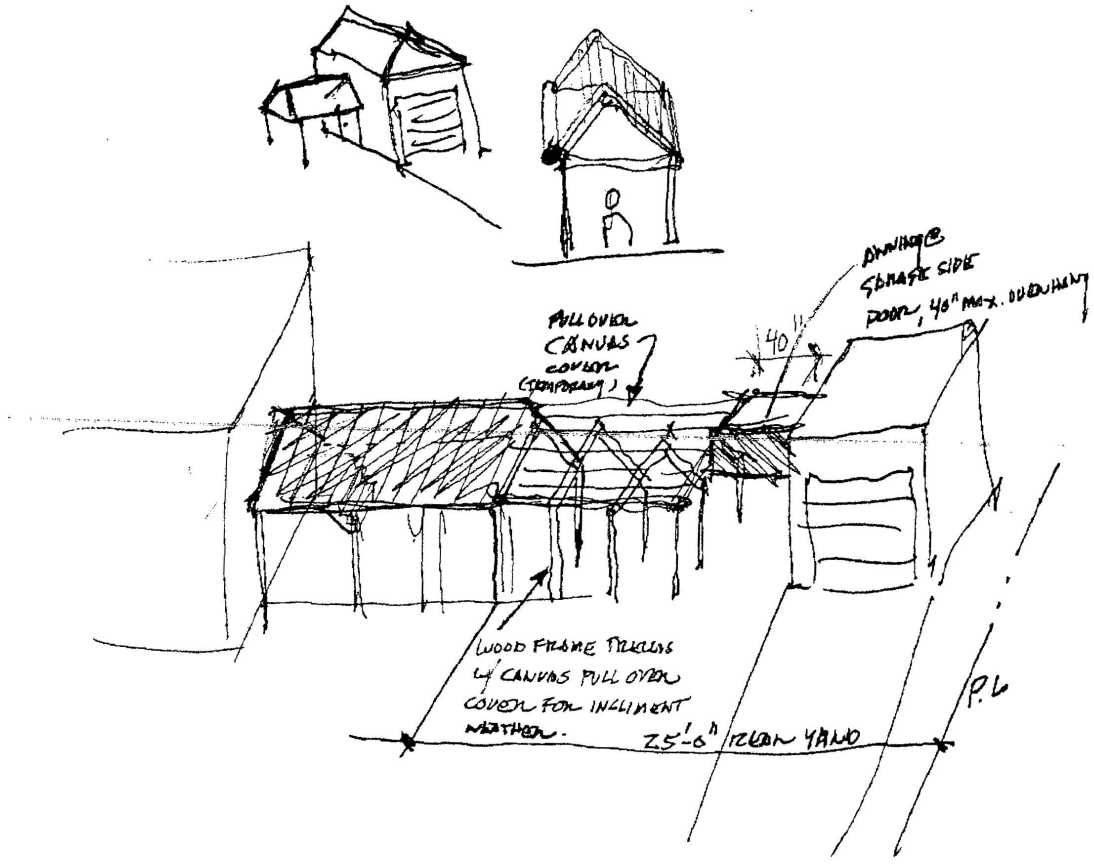
Allowable covered walkway

BUTTERNUT STREET

NOV 2 – 1999

MR Dunlop's Review.

S. O. Form 12.1


PULL OVER CANVAS COVER (TEMPORARY)
40"
DOOR, 48" MAX. OPENING
WOOD FRAME TRUSS & CANVAS PULL OVER COVER FOR INCLEMENT WEATHER.
25'-0" TYP.
P.L

Notes:

1. There has to be a 6-foot opening, court, between garage and proposed structure.
2. The could be an awning extended 40 inches out from the garage
3. There has to be a 25-foot rear yard from property line; cannot build in the rear yard

B. Bailey, Conversation with Mr. Nunley November 2, 1999.