GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 16703 of John Zinsser and Andrea Schenck, pursuant to 11 DCMR § 3103.2, for a variance from subsection 2001.3 (a) to allow a deck on the roof of an existing garage where the existing single-family dwelling is non-conforming as to the lot occupancy in a CAP/R-4 District at premises 308 D Street, N.E. (Square 780, Lot 84).

HEARING DATE: April 24, 2001
DECISION DATE: April 24, 2001 (Bench Decision)

SUMMARY ORDER

REVIEW BY THE ZONING ADMINISTRATOR

The zoning relief requested in this case is by a memorandum dated February 8, 2001, from the Zoning Administrator's Office that specifies the zoning relief required.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to the Applicant, Advisory Neighborhood Commission (ANC) 6A, and to owners of all property within 200 feet of the property that is the subject of this application. The application was also referred to the Office of Planning (OP) for review and report.

The subject property is located within the jurisdiction of ANC 6A. ANC 6A, which is automatically a party to this application, filed a written statement in support of the application.

As directed by 11 DCMR § 3119.2, the Board required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance under 11 DCMR §§ 3103.2 and 2001.3. No person or entity appeared at the public hearing in opposition to this application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the ANC's statement filed in this case, the Board concludes that the applicant has met the burden of proof, under 11 DCMR §§ 3103.2 and 2001.3, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. It is therefore **ORDERED** that the application be **GRANTED.**

BZA
Case No. 16703
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16703
EXHIBIT NO.31

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: **3-0-2** (Anne M. Renshaw, John Parsons and Susan Morgan Hinton to approve, Sheila Cross Reid, not present not voting and the third mayoral appointee, not participating in the case, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring member has approved the issuance of this Order.

ATTESTED BY: _____
JERRILY R. KRESS, FAIA
Director

FINAL DATE OF ORDER: MAY 16 2001

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

THE APPLICANT SHALL COMPLY FULLY WITH THE PROVISIONS OF THE HUMAN RIGHTS ACT OF 1977, D.C. LAW 2-38, AS AMENDED, CODIFIED AS CHAPTER 25 IN TITLE 1 OF THE D.C. CODE. *SEE* D.C. CODE § 1-2531 (1999). THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THE HUMAN RIGHTS ACT. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

POH

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA APPLICATION NO: 16703

As Director of the Office of Zoning, I certify and attest that on MAY 16 2001, a copy of the order entered on that date in this matter was mailed first class, postage prepaid, to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Andrea Schenck & John W. Zinsser
308 D Street, NE
Washington, D.C. 20002

Alan Bergstein, Esq.
Office of Corporation Counsel
441 4th Street, NW, 6th Floor
Washington, D.C. 20001

Ivette Basterrechea, Chairperson
Advisory Neighborhood Commission 6A
524 H Street, NE, Ground Floor
Washington, D.C. 20002

Joe Amon, Commissioner
Single Member District 6A04
437-5th Street, NE
Washington, D.C. 20002

Jack Evans, Councilmember
Ward Two
441 4th Street, NW, Room 703
Washington, D. C. 20001

Ellen McCarthy, Deputy Director
Development Review Division
Office of Planning (4th Floor)
801 North Capitol Street, NE
Washington, D.C. 20002

Michael D. Johnson, Zoning Administrator
Department of Consumer and Regulatory Affairs
941 North Capitol Street, NE, Suite 2000
Washington, D.C. 20002

Attested by:
JERRILY R. KRESS, FAIA
Director