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REFERENCE: 500 D STREET, N.E.

BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA

500 D Street (401 5th) is presently a 3-story flat. The current owner, Thomas Grooms, wishes to renovate the structure into a single-family dwelling.

Current plans call for enclosing the existing 2nd-story porch to accommodate an interior staircase to the ground floor and adding a 3rd story to match the existing main portion of the building.

A practical difficulty exists because the owner is faced with an existing condition that he cannot alter. According to the Zoning Regulations, a non-conforming court now exists where the addition is proposed. Due to the historic status of the building, this court (a two-foot set back from the main structure) cannot be altered. In actuality, this court could never really be a court because the property line designating one side is facing a street. This is a court in definition only.

A literal reading of the Zoning Regulations imposes a hardship that is impossible to solve without a variance. The "court" can never be an enclosed space.

MICHAEL ALAN FINN

BZA
Case No. 16734
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16734
EXHIBIT NO.3