INTRODUCTION

This is a Statement of Explanation and Reasons supporting the application of Ronald and Katherine Stewart, (hereinafter "Applicants") for a special exception from lot occupancy requirements under §§ 403.2 and 2001.3; from the side yard requirements of § 405.9, and from the open court requirements of §406.1 of the Zoning Regulations to permit a lot occupancy of 47.5 per cent, side yard of 1.5 feet, and closed courts of various dimensions for a two-story structure plus basement at 3130 Worthington Street, N.W. (Square 2349, Lot 815) in the R-1-B Zone District. The rear yard and lot area are also non-conforming but are not altered by these additions.

§ 223.1 of the Zoning Regulations provides as follows:

> An addition to a one-family dwelling … that does not comply with all of the applicable area requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

The building is a pre-1958 structure in Barnaby Woods section of the District.

DESCRIPTION OF THE APPLICANTS

Mr. and Mrs. Stewart purchased this house in 1983. Mr. Stewart is a retired foreign service officer who works as a consultant for the Department of State. Mrs. Stewart works at the Institute for International Economics as executive assistant to the director.

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THE SUBJECT PROPERTY

A. Location and Description of the Property

The property which is the subject of this Application is located at 3130 Worthington Street, N.W. (Square 2349, Lot 815). It is a single family dwelling in need of renovation.

B. Area Surrounding the Property

The Property is in a residential area of one-family homes in the Barnaby Woods section which is characterized by rolling hills.

C. Zoning History and Use History

The area is zoned R-1-B. The property is subject to the Zoning regulations generally applicable to buildings in the R-1-B Zone District. After the zoning action is complete, if successful, the lot will be subdivided to create a record lot of the same dimensions.

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