

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- October 14, 1970

Application No. 10556 Aaron Riskin, et ux, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried by a vote of 4-0, the following Amendment to the Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF AMENDMENT -- February 5, 1973

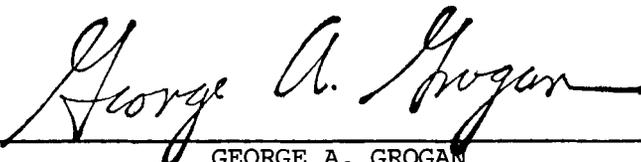
ORDERED:

The subject application is amended so that the parking for each of the three (3) houses involved may have access to each parking area from a driveway running from Riggs Place to each parking area as per site plan, Exhibit No. 10.

Appellant must submit a covenant concerning the access to the parking areas.

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

ATTESTED:

By:   
\_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 14, 1970

Appeal No. 10556 Aaron Riskin, et ux, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 28, 1970.

EFFECITVE DATE OF ORDER - March 11, 1971

ORDERED:

That the appeal for variance from the side yard, use provisions of the R-2 District to permit row dwellings at 2217-49 and 2232-40 Ridge Road, S. E. lots 45-58 inclusive, 70-73 inclusive, Square 5624, be granted as amended.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The subject property is presently unimproved.
3. The appellants propose to construct single family row dwellings on subject property.
4. Appellants alleged that the existing lots are approximately 78 feet in depth and 25 feet in width.
5. Upon the appellants request the board amended this appeal to include as an alternative semi-detached dwellings.
6. Opposition was registered at the public hearing to the granting of this appeal.

Appeal No. 10556  
March 11, 1971  
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OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold 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.

This Order Shall be subject to the following conditions:

- (1) The subject property shall be subdivided as shown on BZA Exhibit No. 10.
- (2) This appeal is granted in the alternative for semi-detached dwellings.

The Board reserved the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

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

ATTESTED:

By: 

PATRICK E. KELLY  
Secretary of the Board

That the order OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 17, 1971

Appeal No. 10556 Aaron Riskin, et ux, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with the absence of Messrs. Scrivener, and Mackey, the following AMENDMENT to the Order of the Board was entered at the meeting of November 23, 1971.

EFFECTIVE DATE OF AMENDMENT - Dec. 20, 1971

ORDERED:

That the appeal for variance from the side yard, use provisions of the R-2 District to permit row dwellings at 2217-49 and 2232-40 Ridge Road, SE., Lots 45-58 inclusive, 70-73 inclusive, Square 5624, be amended.

THAT FINDING OF FACT NO. 4 SHOULD READ:

Appellant submitted evidence to show that the existing lots are approximately 73.63 feet in depth and 25 feet in width as to lots 45-58 and 73.64 feet in depth and 25 feet in width as to lots 70-73.

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

ATTESTED:

By: \_\_\_\_\_

GEORGE A. GROGAN  
Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THE AMENDMENT.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- October 14, 1970

Application No. 10556 Aaron Riskin, et ux, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried by a vote of 4-0 the following amendment to the Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF AMENDMENT -- February 5, 1973

ORDERED:

The subject application is amended so that the parking for each of the three (3) houses involved may have access to each parking area from a driveway running from Riggs Place to each parking area as per site plan, Exhibit No. 10.

All facts in the previous Order remain the same. However, through a clerical error, the statement of appellant having to submit a covenant concerning the access parking areas was erroneously added to the previous Order. The effect of this Order is to delete that portion of the previous Order concerning a covenant.

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

ATTESTED:

BY:



GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.