

Before the Board of Zoning Adjustment, D. C.

Application No. 11201 of Leonard W. Kraisel and Julia T. Abrams pursuant to Section 8207.2 of Zoning Regulations for a special exception (R-5-A Design Review) to permit the construction of 22 four bedroom row houses as provided by the Section 3105.42 of the Regulations at the premises described as 9th Street between Southern Avenue and Bellevue Street, S. E., known as lots 88, 89, in Square 5924.

HEARING DATE: November 29, 1972

DECISION DATE: Jan. 23, 1973, Sept. 30, 1975, October 1, 1975

ORDER OF AMENDMENT

Upon consideration of the applicant's request for modification of plans approved January 23, 1975, to approve the inclusion of basements in each of the approved 22 row houses, the Board finds that the proposed modification is not a substantial change to the approved plans requiring a public hearing. There having been no opposition to this application, the Board hereby reconsiders its decision to deny the proposed modification made September 30, 1975, and it is hereby ORDERED:

That the proposed modification identified as Exhibit Plan Y be GRANTED.

VOTE: 4-0 (Lilla Burt Cummings, Esq. dissenting).

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

(The above vote was taken telephonically on the 1st day of October, 1975).

ATTESTED BY:

  
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JAMES E. MILLER,  
Secretary to the Board

FINAL AND EFFECTIVE

DATE OF ORDER- OCTOBER 1, 1975

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 -- November 29, 1972

Application No. 11201 Leonard W. Kraisel & Julia T. Abrams, 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 Order of the Board was entered at the meeting of  
January 23, 1973.

EFFECTIVE DATE OF ORDER -- March 30, 1973

ORDERED:

Application of Leonard W. Kraisel and Julia T. Abrams for  
permission to erect rowhouses in accordance with Section #3105.42  
at 9th Street between Southern Avenue and Bellevue Street, S. E.,  
lots 88 and 89, Square 5924.

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District which is defined by the zoning regulations as an area of single family detached dwellings; low density.
2. At the present time the subject property is unimproved; and being put to no beneficial use.
3. The applicant proposes to erect twenty-two (22) ~~three~~ and four bedroom row houses located in the Washington Highlands neighborhood of far Southeast Washington.
4. The proposal has the endorsement of PROJECT HOME, a program sponsored by the Mayor's Office for Housing Programs, which has the express purpose of promoting and assisting increased home ownership in the District of Columbia.
5. On September 12, 1972, the National Capital Planning Commission submitted a report to the Board in which they recommended favorably the proposed project.
6. On September 7, 1972, N. C. P. C. in conjunction with the Zoning Commission submitted a report in which they also recommended favorably the erection of the proposed single family rowhouses.

7. On August 30, 1972, the Board of Education of the District of Columbia submitted a letter to the Board in which it estimated that 35 K-6 pupils will reside in the proposed 22 rowhouses and that there is sufficient classroom seating available; thus the community will be able to absorb the impact of the referenced project.

8. The site plan submitted by the applicant stated that each house will be situated on its own lot with two off-street parking spaces provided at the rear of each house.

9. The file related that only 7% of the dwelling units in Washington Highlands are owner occupied and planning studies have recommended introduction of new homes for owner occupancy as a stabilizing element.

10. Shopping is available in this community. With increased housing production more commercial development will come about. The large Eastover Shopping Center is close by on the Maryland side of Southern Avenue and there is convenient shopping available a few blocks west of Oxon Hill Run Park Recreation, as well as just east of the development in Maryland.

11. On August 22, 1972, the Department of Highways and Traffic submitted a letter to the Board in which they stated that they had no objection to the proposed rowhouse development.

12. No opposition was voiced at the public hearing, nor were any letters in opposition submitted to the file for the Board's consideration.

OPINION:

After diligent review of the file and the entire testimony in the application herein the Board is satisfied that the pre-requisites of Section 3105.42 of the D. C. Zoning Regulations have been met by the applicant and therefore GRANT the necessary permission to erect the single family rowhouses.

All collateral city-agencies have submitted favorable reports to this Board and we are of the opinion that substantial reasons for the grant have been demonstrated.

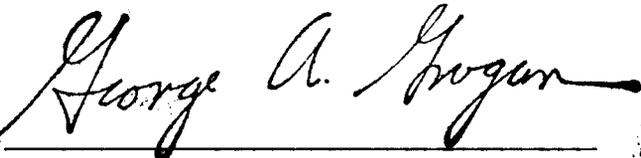
The land in question has never been developed and with the permission in which we here grant the applicant will, through special exception, be able to construct the single family rowhouses and offer them on a market of low to moderate income families; this the Board is eager to foster.

By the granting of the application herein the Board notes that it is in accord with the Office of Housing which also encourages owner occupied houses in the Southeast area of the District of Columbia. It is our sincere hope that projects such as the one proposed in this application will aid in contributing to the stabilization and up-grading of this section of the city.

In keeping with the requirements of Section 3105.42 the Board finds that the streets, recreation and other services to accomodate residents of the project are adequate and that the proposed development is not in conflict with any public plans or projects.

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

ATTESTED

BY   
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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 FILE ORDER.