

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 13, 1972

Application No. 11204 - Ivan E. Jenkins, appellant

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 January 23, 1973.

EFFECTIVE DATE OF ORDER - March 14, 1973

ORDERED:

That the application for permission to erect apartment building in accordance with Section 3105.42 at 4905 Nash Street, N.E., lots 54, 55 and 71, Square 5173, be GRANTED.

FINDINGS OF FACT:

1. Subject property is located in an R-5-A District which is defined by the Zoning Regulations as an area of general residences, low density.
2. At the present time the subject property is undeveloped, but applicant proposes to erect a twelve unit apartment building.
3. The proposed facility will be three stories bounded by Eastern Avenue, Minnesota Avenue, and Meade Street, N.E. The facility would provide 2 bedroom (16) units with the remaining 1/3 as one bedroom units. (This is with the combination of Application 11203 and Application 11204.)
4. On August 30, 1972, the Board of Education of the District of Columbia submitted a letter to the file in which they referred to the proposed project as not contributing to "overcrowding" of students to the schools in this vicinity.
5. On September 7, 1972, the National Capital Planning Commission of the District of Columbia submitted a letter to the file in which they recommended favorably to the Board of Zoning Adjustment that the application herein be granted.

Application No. 11204

March 14, 1973

PAGE 2

6. On August 31, 1972, the Office of Housing Programs submitted a letter to the file in which they recommended favorably that the Board of Zoning Adjustment grant the application herein.

7. Opposition was voiced at the public hearing by the Deanwood Citizens Association and also letters and petitions submitted to the file. The opposition charged "strip-zoning" and poor planning for the subject properties by applicant.

OPINION:

After careful examination of the whole record involved in the case herein this Board has determined that this proposal is not inconsistent with the surrounding community as it exists, nor offensive to its objectives, and hence grants the application.

We are satisfied that the applicant has planned this project within the scope of the existing R-5-A multi-family zone. It has been demonstrated, to our satisfaction, that development for single family sales housing would not be compatible with this land use pattern. Single family housing would be difficult to market at this location.

We note that all related city agencies have submitted favorable recommendations without which this Board would not have considered granting the application.

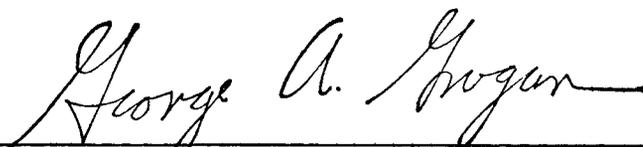
We further understand and appreciate the general opposition which was voiced at the public hearing, but we remind that opposition that this Board does not zone property within the District of Columbia, that is the function of the Zoning Commission.

In this R-5-A District all new residential developments are, by law, reviewed. In accordance with the Zoning Regulations all standards have been met by the applicant.

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

ATTESTED

By: _____



GEORGE A. GROGAN

Secretary of the Board

Application No. 11204

March 14, 1973

PAGE 3

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.