

Before the Board of Zoning Adjustment, D. C.

Application No. 11595 of Redevelopment Land Agency and United House of Prayer for All People, pursuant to Section 8207.2 of the Zoning Regulations for a special exception to permit erection of an apartment building with division walls from the ground up as provided by Section 3307.1 and pursuant to Section 8207.1 of the regulations, variances from the rear yard requirements (3304.1), open parking spaces in front of buildings (7205.12) and to permit loading berth in front of buildings (7304) at 6½ Place, N. W., between M, N and 6th Street, Lots 40, 61, 62, 74-77, 95, 106-108, 835, 836 and part of 837, part of 844, 845-852, 855-864 and 870, Square 448.

HEARING DATE: March 20, 1974

EXECUTIVE SESSION: June 6, 1974

FINDINGS OF FACT:

1. The site is located in a R-5-B Zone in the Shaw Urban Renewal Area and is designated for redevelopment with medium density housing for families of low and moderate income.

2. A portion of the site is owned by the United House of Prayer for All People and the balance of the parcel is owned by Redevelopment Land Agency (RLA). The land owned by RLA is in the process of being cleared and will be sold to the House of Prayer and combined with their land for development of the proposed project.

3. RLA requested and was granted a change in the Zoning Map from R-4 to R-5-B (See Zoning Commission Order No. 79) for a portion of Square 448 in order for the site to be developed with the project in question.

4. The Lots involved in the zone change were 40, 61, 62, 74-77, 95, 106-108, 835, 836, part of 837, part of 844, 845-852, 855-864 and 870 and adjacent public streets and alleys are to be closed.

5. The site will be developed with two walk-up apartment buildings containing 90 units. There will be 33 one bedroom units, 42 two bedroom units and 15 three bedroom units. The buildings will be three stories in height, have an F.A.R. of 1.03, occupy 35% of the site and be developed at a density of about 50 dwelling units per acre.

6. Because of the high traffic volume on 6th Street, a variance is needed for parking in front of the buildings on N Street. It would also mean having the entrance to the apartment building face an open space.

7. The rear yard variance requested applies to Building No. 1. A 15 foot rear yard will be provided between Building No. 1 and No. 2. The rear yard is also open public space.

8. The House of Prayer will be responsible for building this project with its own funds. No federal housing subsidy funds are involved.

9. No opposition was registered at the Public Hearing.

CONCLUSIONS OF LAW:

Based upon the above findings, the Board concludes that the applicant has demonstrated a practical difficulty within the meaning of Section 8207.11 of the regulations and that the granting of this variance will not be detrimental to the public good or impair the intent and purpose of the Zoning Regulations.

ORDERED:

That the above application be GRANTED

VOTE:

3-0 (Lilla Burt Cummings abstaining, Mr. Harps not present, not voting)

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

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER:

7/11/74

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.