

Before the Board of Zoning Adjustment, D. C.

Application No. 11648 of Rock Creek Condominiums, Inc., pursuant to Section 8207.1 of the Zoning Regulations for a variance from the use provisions of the R-4 Zone to construct a 22 unit apartment house and a varinace from the side yard requirements of the R-4 Zone as provided by Section 8207.11 of the regulations at premises 3441-3483 Mt. Pleasant Street, N. W., Lots 808, 809, 109, 820, Square 2620.

HEARING DATE: June 19, 1974

EXECUTIVE SESSION: June 19, 1974 From the Bench

ORDERED AND ADJUDGED:

That the subject application be DISMISSED

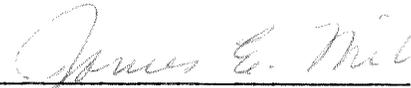
FINDINGS OF FACT:

1. The applicant comes before the Board requesting the Board to grant a use variance.
2. The Board finds that the applicant knew and should have known the requirements of the R-4 Zone (Section 3104 of the regulations) which do not permit construction of apartment buildings in the R-4 Zone.
 - a. The applicant testified at Public Hearing that a study had been made and plans drafted for development of the subject property in accordance with R-4 regulations.
3. Mr. George Aravillas, qualified as a real property expert and presented by the applicant as a witness, under cross examination stated and the Board finds, that the price the applicant paid for the subject property was unreasonably high.
 - a. The applicant paid a total purchase price of approximately \$155,000 for the four lots involved in this application.
4. Mr. Aravillas called by the applicant further stated and the Board finds that the present market value of R-4 property is \$2.00 per square foot.

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

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

7/31/74