

Before the Board of Zoning Adjustment, D. C.

Application No. 11773 of Hessick Investment Corporation pursuant to Section 8207.1 of the Zoning Regulations for area variances from the lot width requirements and side yard requirements as provided by Sections 3301.1 and 3305.4 of the regulations respectively, to permit the construction of three (3) semi-detached dwellings in the R-2 zone, at the premises 5804, 5806, & 5808 Eads Street, N. E., known as lots 23 & 37, Square 5259.

HEARING DATE: December 18, 1974
DECISION DATE: January 21, 1975

FINDINGS OF FACT:

1. The applicant proposes to construct three (3) semi-detached single family dwellings and requires variances of 8 feet from the side yard requirements and 1.57 feet from the lot width requirement at 5804 Eads Street, N.E., 3.99 feet from the lot width requirements at 5806 Eads Street, N.W., and of 5.97 feet from the lot width requirement at 5808 Eads Street, N.E.
2. No opposition was registered to this application at public hearing.
3. The Board finds that the area variances requested are minimal.
4. The Board finds that the proposed houses are permitted as a matter of right in the R-2 zone, and that the variances requested would not adversely affect neighboring property.

CONCLUSIONS OF LAW AND OPINION

Based upon the above findings, and the Record, the Board concludes that the applicant has complied with Section 8207.11, and that strict application of the Zoning Regulations would result in a practical difficulty in developing the subject property. No objections having been raised at public hearing, the Board is of the opinion that the variances, if GRANTED, would not substantially impair the meaning and intent of the Zoning Regulations and Maps.

ORDERED: That the above application be and is hereby GRANTED.

VOTE: 4-0(Mr. Klauber not voting, not having heard the case.)

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

ATTESTED BY: James E. Miller
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: FEB 07 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.