

Before the Board of Zoning Adjustment, D. C.

Application No. 11775 of Hessick Investment Corporation pursuant to Section 8207.2 and 8207.1 of the Zoning Regulations for a special exception for R-5-A design review as provided by Section 3705.42 and variances from the side yard requirements, lot occupancy, and rear yard requirement as prescribed by Sections 3305.4, 7205.12-7205.2, 3303.1 and 3304.1 respectively, for permission to construct three (3) row dwellings and one (1) semi-detached dwelling at the premises 1114-1120 Eastern Avenue, N. E., Lots 26, 27, 28, 29, Square 5201.

HEARING DATE: November 20, 1974

DECISION DATE: January 6, 1975

FINDINGS OF FACT:

1. The applicant proposes to construct three (3) row dwellings and one (1) semi-detached dwelling.

2. The applicant requests area variances from the eight foot side yard requirement for the proposed structure at 1114 Eastern Avenue, N. E., variance from the 40% lot occupancy requirement of 37.10 square feet for the structure at 1118 Eastern Avenue, N. E. and a variance to permit parking within 10 feet of a dwelling and three feet from a side lot line for the proposed structure at 1120 Eastern Avenue, N. E.

3. All reports and recommendations from the District of Columbia agencies required referral under Section 3105.42 have been received by the Board with the exception of the Board of Education, which has not commented within the 40 day period for such a response.

4. Based on these reports, the Board finds that the public streets can accommodate the traffic to be generated by the proposed development without causing any objectionable conditions, that the proposed development conforms with the comprehensive plan for the National Capital, is consistent with the land use patterns of the area in which it would be located, and that the proposed design is in harmony with the zoning map.

5. No opposition was registered at the Public Hearing to this application.

6. The Board finds that proposal of the applicant is beneficial use of the land which is not objectionable and that strict application of these regulations would result in a practical difficulty to the owner of the subject property.

CONCLUSIONS OF LAW AND OPINION:

Based upon the above Findings of Fact and the record, the Board concludes that the applicant has complied with the requirements of Section 8207.11 of the regulations and that the granting of this application will not have an adverse affect on nearby or adjoining property or impair the meaning and intent of the Zoning Regulations.

ORDERED:

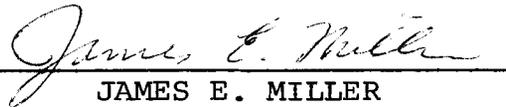
That the above application be GRANTED

VOTE:

3-0 (Martin Klauber did not hear case and Lilla Burt Cummings, Esq., abstaining)

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

ATTESTED BY:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: JAN 10 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.

JEM:cy