

Before the Board of Zoning Adjustment, D. C.

Application No. 11825, of Geeraert Dunphy, Ltd., pursuant to Sections 8207.2 and 8207.7 of the Zoning Regulations for a special exception (R-5-A design review) to permit the enlargement and rehabilitation of five (5) existing apartment buildings (eight (8) units each) and connect said buildings by subdivision and new construction to twenty-three (23) row dwellings and one (1) semi-detached dwelling provided by Section 3105.42 of the regulations, and request for area variances from the lot occupancy (3303.1), FAR (3302.1), and closed court area and width requirements (3306.1) of the R-5-A Zone, as provided by Section 8207.11 of the regulations at the premises 1101 thru 1147 Bellevue Street, S. E., known as lots 6 thru 15, in Square 5922.

HEARING DATE: January 15, 1975

EXECUTIVE SESSION: February 25, 1975

FINDINGS OF FACT:

1. No objections were made to this application at public hearing, nor does the record reflect any opposition to applicant's request in this cause.

2. The Mayor's assistant for Housing Programs reported, and the Board finds that the proposed development is consistent with housing policy objectives for the promotion of home ownership opportunities in the District of Columbia.

3. The National Capital Planning Commission reported and the Board finds that the proposed development, if granted would not have negative impact on the interest or function of the federal establishment within the National Capital;

(a) That there are adequate public streets and other facilities to accommodate the residents of the proposed project.

(b) The proposed development is of a lower density than the predominant residential density of 30 to 60 dwelling units per net acre for the area in which it would be located.

4. The Municipal Planning Office recommended that the application in question be approved; provided that a side yard be provided for the dwelling to be constructed on Lot 29 and that the mousard type roof proposed for the new buildings be continued over the existing buildings.

5. The Board finds that existing buildings subject to conversion under applicant's proposal, require lot occupancy and FAR variances because they were constructed prior to the Zoning Regulations of 1955.

6. The Board finds that the open court area and width variances would provide open space patios for respective units in the proposed development.

7. The Board finds that the proposed development will provide adequate light and air to all of the respective units proposed.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the proposed R-5-A development, if granted would be in harmony with the meaning and intent of the Zoning Regulations and would not adversely affect the use of neighboring property, there being adequate city services to accommodate the proposed development. They also concludes that the applicant has demonstrated a practical difficulty to support the area variances requested in the application as required by Section 8207.11 of the Zoning Regulations, and that the granting of the relief requested herein would not be detrimental to the public good, or impair the purpose and integrity of the Zoning Regulations and MAPS.

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

VOTE: 5-0

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

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

Application No. 11825  
Page 3

FINAL DATE OF ORDER: **MAR 24 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 EVVECTIVE DATE OF THIS ORDER.