Before the Board of Zoning Adjustment, D.C.

Application No. 12008, of NATCO Developers, Inc., pursuant to Sections 8207.2 and 8207.1 of the Zoning Regulations, for a special exception to permit a subdivision (ten lots) and new residential development (one (1) semi-detached dwelling and nine (9) row dwellings), as provided by Section 3301.1 of the regulations, in the R-5-A Zone, and the following variances; a variance from the side yard requirements of Section 3305.1 of the regulations; variances from Section 7205.12 of the regulations to permit the required parking in front of the dwellings; variances from Sections 7205.2 and 7205.21 of the regulations to permit parking within ten (10) feet of a dwelling; variances from the requirements of Section 3306.1 of the regulations for the width of an open court; a variance from the lot occupancy requirements of Section 3303.1 of the regulations; and a variance from the requirements of Section 3302.1 of the regulations for FAR in the R-5-A Zone, as provided by Section 8207.11 of the regulations; at the premises 2512-2530 High Street, S.E., known as lots 54-59, Square 5808.

HEARING DATE: October 21, 1975

EXECUTIVE SESSION: January 14, 1976

FINDINGS OF FACT:

1. The property is located in a R-5-A District.

2. The applicant proposes to construct nine rowhouses and one semi-detached dwelling on the property, which is currently vacant.

3. Eight of the ten lots have areas of 1993 square feet, one lot has an area in excess of 2500 square feet, and one has an area of less than 1500 square feet. The average is in excess of 1800 square feet per lot.

4. The rear of the lot is at a higher elevation than the front.

5. The slope results in a water-runoff from south to north and from the rear to the front of the property.

6. In order to prevent runoff from being directed at adjoining property, the end lot on the south has been enlarged to allow for drainage along the end of the property. Consequently and correspondingly, the end lot on the south has been decreased in size from the average 1800 square foot lot.

7. The proposed grades required by the Department of Highways and Traffic for the alley at the rear of the property are substantially different from the grade of the existing lots. A retaining wall varying from as little as 0 feet to as much as 8 feet would be required.

8. The site is located in an area predominantly developed with single family houses. The frontage along the opposite side of High Street is developed with rowhouses.

9. The units are of modular construction, are 12 feet wide, will be two stories high and will contain three bedrooms. The houses are proposed to be sold for less than $40,000.

10. The National Capital Planning Commission, in a report dated August 29, 1975, reported to the Board that there are public streets and other services to accommodate the residents of the proposed property and that the proposed development will result in a lesser density than that recommended by the "General Land Use Objectives: 1970/1985" element of the Comprehensive Plan for the National Capital adopted by NCPC.

11. The Department of Highways and Traffic, in a report dated August 5, 1975, had no objections to the proposed development.

12. The Office of Housing and Community Development, in a report dated October 17, 1975, recommended approval of the application.

13. The Board of Education, in a letter dated October 17, 1975, indicated that there would be minimal impact on schools and had no objections to the application.

14. The Municipal Planning Office, in a report dated October 20, 1975, found the proposal not inconsistent with the intent of the Zoning Regulations and recommended approval of the application.

15. There was opposition to the granting of this application, based on the loss of curb parking spaces and the negative impact during construction.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the topography of the lot and the resulting water runoff problem create a sufficient practical difficulty to warrant the granting of the area variances requested by the applicant. Based on the unanimous agreement of all the reports of Government agencies, the Board concludes that there are adequate public facilities to serve the proposed development, that the site plan provides adequate light and air and that the project would be beneficial for the District of Columbia. The Board also concludes that the proposed development would be consistent with existing development in the area and would not adversely effect the neighborhood. The Board therefore orders approval of the application.

VOTE: 3-0 (Harps and McIntosh to grant, Scrivener to grant by proxy, Mariani not present not voting and Cummings abstaining not having hear the case).

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

ATTEST: _____
STEVEN E. SHER
Acting Secretary to the Board

FINAL DATE OF ORDER: FEB 27 1976

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.