

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12199 of Fulton R. Gruver, Mildred G. Gruver and Helen G. Kline pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3301.1 for a special exception under Paragraph 3301.1 for prescribed lot area and width, in the R-5-A District, for conversion of existing apartment structures into 16 semi-detached and 20 row dwellings, at the 3300 block of Croffut Place, and B Streets, S.E., Lots 43-52 and 54-61, Square 5417.

HEARING DATE: September 21, 1976

DECISION DATE: September 21, 1976 (Bench Decision)

FINDINGS OF FACT:

1. The property is presently improved by eighteen (18) semi-detached four (4) family apartment houses, and each of the rental units contained therein is currently being rented on a month to month basis.

2. The developer of the property proposes to convert the existing apartment house Structures into 36 single family residences, each of which shall contain three bedrooms. The said 36 residences shall consist of 16 semi-detached dwellings and 20 row dwellings. Each residence shall be two stories in height, and shall have a basement level as presently exists.

3. The plans for the proposed conversion of the apartment house structures into single family residences, indicates that there will be no change in the height, width or depth of existing structures. Existing porches located on the upper level of each residence shall be screened in, but such screening will not adversely affect the lighting and ventilating of the dwelling.

4. The plans indicate that a mansard roof type facade shall be constructed on all buildings so as to create an attractive and harmonious appearance.

5. The plans indicate that the developer will provide no less than one (1) off-street parking space for each single family residence.

CONCLUSIONS OF LAW:

Based on the entire record the Board finds that the relief sought herein is in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect

adversely the use of neighboring property in accordance with said Zoning Regulations and Maps. Accordingly, **it** is ORDERED, the application is hereby GRANTED.

VOTE :

4-0 (Leonard L. McCants, Esq., William F. McIntosh, William S. Harps and Ruby B. McZier to grant; Lilla Burt Cummings, Esq. not voting, not having heard case)

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

ATTESTED By:



ARTHUR B. HATTON

Executive Secretary

FINAL DATE OF ORDER:

December 9, 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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF **SIX** MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.