

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12495 of Zuse and Francis Zukerman and Bruce Kaplan, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3105.42 to permit a sub-division and new residential development of three dwelling units in the R-5-A District at the premises 2221-2225 Chester Street, S.E., (Square 5792, Lots 825 and 826).

HEARING DATE: October 19, 1977
DECISION DATE: November 2, 1977

FINDINGS OF FACT:

1. The subject property is located at 2221-2225 Chester Street, S. E. and is in an R-5-A District.
2. The subject property has a frontage on Chester Street of approximately 56 feet with a depth from Chester Street of approximately 99 feet totalling 5,544 square feet. The subject lots are currently vacant and unimproved.
3. The applicant proposes to construct three row dwellings. Each of the buildings has a lot area in excess of 1,800 square feet. The height of the buildings will be approximately 20 feet. The F.A.R. and lot occupancy of each building are below that permitted. The rear yard required is 20 feet and the rear yards provided are over twice that depth.
4. The application has been referred to the District of Columbia Board of Education for comment and recommendation. The Board finds that the project is in close proximity to a number of schools, both public and private, including the John H. Ketcham Elementary School and the St. Teresas School. Furthermore, the Department of Education by memorandum dated August 31, 1977, reported that the proposed development would have no impact on the public school system.
5. The application was referred to the Department of Transportation for comment and review. By reply dated September 16, 1977 the Department stated that it had reviewed the application and that no adverse impacts were identified.

6. The application was referred to the Department of Housing and Community Development for comment and recommendation on August 11, 1977. No report from the Department was received.

7. The Board has referred the application to the Municipal Planning Office for comment and recommendation. In a memorandum to the Board dated October 14, 1977, the Municipal Planning Office recommended that the site plan as proposed be conditionally approved, provided that the applicant modified the exterior facades of the units, particularly the doors and windows, to reflect the 19th century architecture of the surrounding neighborhoods.

8. The off-street parking required for a row house use is one for each dwelling unit. One space is provided for each unit in this project with a second space available as an option.

9. The applicant has testified that access to the property will be from the existing public alley which intersects the Chester Street frontage both north and south of the subject site. No new curb cuts will be necessary.

10. Landscape treatment of the development is shown on the site plan and calls for step stones in the rear yard and plantings in the front and rear yards of the proposed row dwelling units.

11. Opposition to the proposed development was voiced by the Neighborhood Housing Services, Inc. and the Frederick Douglas Community Improvement Council on the basis that the exterior facades were not in character with the historic Anacostia neighborhood.

12. The Advisory Neighborhood Commissioner of single member district 6C-07 also opposed the application on the basis that the exterior facades were not in character with the historic Anacostia neighborhood. There was no report from Advisory Neighborhood Commission 6C.

13. Subsequent to the hearing, the applicant submitted a revised front elevation showing a different treatment of doors and windows. The elevation is more consistent with the character of the Old Anacostia area than the original proposed elevation.

14. The Municipal Planning Office, by report dated November 1, 1977, recommended approval of the revised plans.

CONCLUSIONS OF LAW AND OPINION:

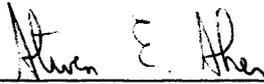
The Board is of the opinion that the applicant has met all the requirements of Paragraph 3105.42 and Sub-section 8207.2 of the Zoning Regulations. The site plan provided was referred to the departments and agencies specified with either no objection or recommended approval on conditions by each of the departments or agencies. Additionally, the Board finds that the project will be in harmony with the general intent and purposes of the Zoning Regulations and will not adversely effect the use of the neighboring property in accordance with the Zoning Regulations and Maps. Accordingly, it is ORDERED that the above application be GRANTED in accordance with the revised plans and elevations approved by the Board and marked as Exhibit 25.

VOTE:

4-0 (William F. McIntosh, Walter B. Lewis, Chloethiel Woodard Smith and Leonard L. McCants to grant, Charles R. Norris not present, not voting).

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

ATTESTED By:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 2 DEC 1977

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.