

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12678, of Deanwood Development Corporation, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3105.42 for a new residential development to permit the proposed conversion and sub-division in the R-5-A District of four apartment buildings with four units each into eight single-family dwellings at 2641, 2645, 2647, 2649, 2651, 2653, and 2655 - 30th Street, S.E., (Square 5643, Lots 34, 35, 36 and 11).

HEARING DATE: June 28, 1978
DECISION DATE: July 5, 1978

FINDINGS OF FACT:

1. The subject property is located in the R-5-A District, on the westside of 30th Street, S.E., and is known as 2641, 2645, 2647, 2649, 2651, 2653, and 2655 - 30th Street, S.E.
2. The subject site is sub-divided into four lots, and is developed with four two-story red brick apartment buildings, each containing four apartments.
3. The surrounding uses are to the north, apartment buildings, to the east across 30th Street is a wooded park area which is part of Hillcrest Recreation Center, to the south a sixteen foot alley, followed by apartment buildings in the R-5-A District, and on the west, apartment buildings.
4. The four apartment buildings which are the subject of this application will each be converted into two row dwellings creating a total of eight town houses. The proposed conversion of the apartment buildings to town-houses will reduce the existing sixteen dwelling units to eight dwelling units. There will be adequate light and air available for each unit. The land on which the buildings are located is proposed to be sub-divided in a manner that each row dwelling will be located on a separate lot.

5. The proposed eight lots will range in land area from 1,635.55 square feet to 3,240 square feet; however, the most southerly lot which is triangular in shape will be less than 1,800 square feet. The width of the proposed lots varies from twenty-one feet to 36.01 feet.

6. No off-street parking is proposed. The existing buildings were constructed prior to the Zoning Regulations requiring off-street parking. Thus none is required.

7. The sale price of the converted houses will be in the upper \$30,000 range.

8. In January 1978, the Board of Zoning Adjustment approved BZA Application No. 12545 to permit the conversion of seven apartment houses into fourteen single family dwellings at the premises 2901-2919 Denver Street and 2601-2607 - 30th Street, S.E., (Square 5643, Lots 19-25), at the opposite end of this block.

9. The Municipal Planning Office by report, dated June 6, 1978, recommended the approval of the application, subject to the submission of a tenant relocation plan for review of the Board. In addition, it is the opinion of the Municipal Planning Office that the granting of this application will be in harmony with the general purpose and intent of the Zoning Regulations and Map, and will not tend to adversely affect the use of the neighboring property. The Board so finds.

10. By memorandum, dated June 19, 1978, the superintendent of the public schools, District of Columbia had no objection to the application and concluded that the proposed dwellings would have no impact upon school facilities. The Board so finds.

11. By memorandum, dated June 19, 1978, the Department of Housing and Community Development, had no objection to the application and stated that the proposed application appears to increase the opportunity for home ownership which is consistent with the housing policy objectives of the District of Columbia. The Board so finds.

12. By memorandum, dated June 23, 1978, the Department of Transportation reported that there is on-street, unrestricted parking available on 30th Street. The Department reported that the conversion will cause no adverse impact on the adjacent street system. The Board so finds.

13. Advisory Neighborhood Commission 5B, was notified as to the application but no recommendation was received.

14. There was no opposition to the application.

15. The applicant submitted to the record in writing and marked as Exhibit No. 22, the plans to relocate the tenants that would be displaced by the conversion. The relocation plans were submitted to and approved by the Board.

CONCLUSIONS OF LAW:

The proposed conversion to row dwellings represents a decrease in use intensity when compared to the existing apartment use. The Board concludes that the location size and shape of the lots will serve to stabilize the neighborhood, further the District of Columbia Policy of improving existing housing and increase the opportunity for home ownership. The Board is mindful of the potential problems caused by displacement of existing tenants, and believes that the applicant has made a good faith effort to assist the present tenants. The Board concludes that the application will be 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 that the application is GRANTED, subject to the CONDITION that the plans for relocation of the displaced tenants submitted to and approved by the Board marked as Exhibit 22, and attached hereto are made part of the ORDER.

VOTE: 3-0 (Chloethiel Woodard Smith, Charles R. Norris, William F. McIntosh to GRANT, Leonard L. McCants not voting, not having heard the case).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

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.

FINAL DATE OF ORDER 8 AUG 1978