

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13605, of Texas-East Capitol Joint Venture, pursuant to Sub-section 8207.2 and Paragraph 8207.11 of the Zoning Regulations, for a special exception under Paragraph 3105.42 for a proposed subdivision and new residential development and variances from the lot occupancy requirements (Sub-section 3303.1) and floor area ratio requirements (Sub-section 3302.1) to construct twenty-four row dwellings and four semi-detached dwellings in an R-5-A District at the premises 4301-4331 East Capitol Street, S.E., and 4800-4822 Texas Avenue, S.E., (Square 5405, Lots 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 822, 825, 828, 832, 834, 836, 838, 840, 842, 844, & 846).

HEARING DATE: January 20, 1982
DECISION DATE: January 20, 1982 (Bench Decision)

ORDER

In Application No. 13142, by Order dated June 30, 1980, the Board of Zoning Adjustment approved the identical special exception and variances requested herein, for the same applicant, to construct the same development as proposed herein. The applicant did not proceed to file for building permits to construct the project because of adverse economic conditions. In accordance with Paragraph 8205.11 of the Zoning Regulations, the approval expired after six months.

The applicant now proposes to go forward with the project. The Department of Transportation, by memorandum dated January 20, 1982, noted that neither the application nor the site plan had changed since the earlier application and that its previous comments and recommendation were still applicable. The Board incorporates herein the Findings of Fact and Conclusions of Law set forth in Order No. 13142, dated June 30, 1980, a copy of which is attached. It is therefore hereby ORDERED that the application is GRANTED in accordance with the same terms and conditions as set forth in Order No. 13142, dated June 30, 1980.

VOTE: 5-0 (William F. McIntosh, Connie Fortune, Charles R. Norris, John G. Parsons and Douglas J. Patton to GRANT).

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: APR 14 1982

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.