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2011 JUN 17 PM 2:46

District of Columbia Office of Planning



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM:  Jennifer Steingasser, Deputy Director

DATE: June 17, 2011

SUBJECT: BZA Case 18205 – Request for variances to construct a dwelling on a nonconforming lot at 4209 Grant Street, NE
OP Supplemental Report

BACKGROUND

At the May 10 public hearing the Board asked OP to provide more information on the following topics:

1. Ownership of the subject property;
2. Ownership of the lot south of the subject property;
3. Height of buildings in the neighborhood.

This memorandum addresses those issues.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18205

EXHIBIT NO. 34

OWNERSHIP OF THE SUBJECT PROPERTY

The address of the subject property is 4209 Grant Street, NE. It is otherwise known as Square 5092, Lot 31. The District's records show that as of February 16, 2011, the owner of the property is "RUPSHA 2008, LLC", whose sole member, according to documents submitted to the record, is Mr. Sikder, the applicant.



OWNERSHIP OF THE LOT SOUTH OF THE SUBJECT PROPERTY

The lot to the south of the subject property is known as Square 5092, Lot 800. District records list the owner of that property as Ada Bailey.

HEIGHT OF BUILDINGS IN THE NEIGHBORHOOD

The applicant in this case is asking for relief to allow a level of lot occupancy greater than would normally be allowed in the R-2 zone. In order to bring lot occupancy as close as possible to the limit set in the Zoning Regulations and to maximize green space on the lot, OP suggested reducing the footprint of the original two-story design and substituting a three-story design. Three stories is a permitted height in the R-2 zone.

As OP testified at the May 10 public hearing, most homes in the area are two stories in height. There are a handful of three-story structures in the neighborhood, including a single family home and a small apartment building on 44th Street, three small apartment buildings on Foote Street, and one small apartment building one block west on Grant Street. In addition, there are a number of houses and apartment buildings that have very tall basements and two stories above the basement, or are built on ground that slopes up from the street and thus appear taller than a typical two-story building. The house next door to the subject property is one story, and the house across the alley is two stories.

JS/mrj
Matt Jesick, Project Manager