


GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



MEMORANDUM

TO Zoning Commission Members

FROM Jerrily R Kress, FAIA, Director 
Office of Zoning

DATE February 21, 2008

SUBJECT Z C Case No 05-24B (Request For Minor Modification)

The applicant the District of Columbia Housing Authority (DCHA) and A&R/THC II LLC has filed with the Zoning Commission a Request for a Consent Calendar Modification to the Planned Unit Development approved in Z C Order No 05 24 dated July 21 2006, and subsequently modified by Z C Order No 05 24A This submission sets forth the request and outlines the nature and rationale for the consent calendar request

Below in summary fashion are the written comments and recommendations to the Zoning Commission pursuant to **§ 3030, Consent Calendar**

3030.2 For purposes of this section 'minor modifications' shall mean modifications of little or no importance or consequence

The request is for a modification to the previously approved PUD in Z C Order No 05-24. The applicant requests that the Commission approve a modification to the unit mix substituting 45 townhouse units for the 20 detached single family houses previously approved due to the softening of the housing market and the sub prime crisis. The applicant additionally requests flexibility in whether or not off street parking will be provided for the 45 townhouse units so that DDOT can approve any parking offered.

The request is consistent with the approved elements of the amenity package.

3030.4 The request shall be in writing state the nature of and reasons and grounds for the minor modification or technical correction and include a copy of any Commission final order map plan rulemaking or other action or relief proposed to be modified or corrected

Applicant's submission complies

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3030 6 All written requests shall be served by the moving party on all parties in the original proceeding at the same time that the request is served on the Director

Applicant s submission complies

3030 7 The Director shall in the Director's sole discretion determine the appropriate form of public notice and any additional service taking into account the nature of the request and any issues relating to efficiency and fairness

It has been determined that no further notice is required

3030 8 Within seven (7) days after a request to put a matter on the Consent Calendar has been filed and served any other party may file a response in opposition to or in support of the request The responding party shall serve all other parties at the time that the response is filed with the Office of Zoning

As of this writing, no response has been received

3030 9 The Director shall provide written comments and recommendations to the Commission on each request for placement of a matter on the Consent Calendar

It is recommended that this request be placed on the Commission s consent calendar

3030 10 In reviewing requests for placement of a matter on the Consent Calendar the Director may request advice from other District agencies including the Office of the Attorney General

It has been determined that there is no advice necessary from other District agencies

3030 11 Based upon the written request for placement of a matter on the Consent Calendar all supporting and opposing submissions and the reports of other District of Columbia agencies the Director shall determine which matters shall be placed on the Consent Calendar for consideration and action by the Commission without public hearing at its monthly meeting

It has been determined that it is appropriate to place this matter on the consent calendar for consideration and action by the Zoning Commission without public hearing at its March 10 2008 public meeting

3030 12 Any member of the Commission may remove any item from the Consent Calendar for any reason Any matter that is not placed on the Consent Calendar or that is removed from the Consent Calendar shall be acted upon by the Commission according to the applicable procedures contained in other sections of this chapter

To be determined by the Commission

3030 13 All relief granted by the Commission under this section shall be consistent with the intent of the Commission in approving its original order map plan rulemaking or other action

or relief proposed to be modified or corrected and shall not substantially impair the intent purpose or integrity of the zone plan as embodied in the Zoning Regulations and Zoning Map

To be determined by the Commission