GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

'96 APR 18 A11 :54

April 18, 1996

OFFICE OF ZONING
DISTRICT OF COLUMBIA

MEMORANDUM

TO : Reginald C. Lyons
Secretary to the Board of Zoning Adjustment

FROM : Edgar T. Nunley, Chief
Zoning Review Branch

SUBJECT : Proposed Subdivision and Construction of a New Residential Development Consisting of 88 Row Structures, 44 Semi-Detached Structures, and an Accessory Community Center Building at premises Parkside Phase II, Parcels 1, 2, 5 and 7, Zoned R-5-A

As you requested I have reviewed the original memorandum regarding the proposed subdivision and construction at the above subject premises. As a result I am issuing this corrected memorandum to include additional relief required as indicated:

1. Special exception under provisions of Section 353 to allow a new residential development in the R-5-A Zone. (Section 3108)

2. Special exception under provisions of Section 410 to allow a group of one family dwellings to be erected and deemed a single building in the R-5-A Zone. (Section 3108)

3. Variance from Section 410.8 to allow the front entrances of more than four (4) one-family dwellings to face a street that abuts the lot for Buildings 21, 22, 23, and 26 in Parcel 1; Buildings 27 and 33 in Parcel 2; and, Buildings 34 and 38 in Parcel 5 in the R-5-A Zone. (Section 3107.2)

4. Variance from the floor area ratio limitation (Section 402.4) of the R-5-A zone for Building 32 in Parcel 2. (Section 3107.2)

BZA
CASE No. 16144
EXHIBIT No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
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4/18/96

5 Special exception under provisions of Section 209 to allow a Community Center Building in the R-5-A Zone. (Section 3108)

6. Variance from the rear yard requirement (Section 404.1) of the R-5-A zone for the Community Center Building in Parcel 1, and Buildings 43 and 44 in Parcel 7. (Section 3107.2)

7. Variance from the off-street parking requirement (Section 2101.1) of the R-5-A zone for the Community Center Building and Building 21 in Parcel 1, Buildings 27 and 30 in Parcel 2, and Buildings 34, 37 and 40 in Parcel 5. (Section 3107.2)