Government of the District of Columbia

Office of the
Director

Office of Planning
415 12th Street, N.W.,
Washington, D.C. 20004

MAY 29 1996

M E M O R A N D U M

TO: Board of Zoning Adjustment

FROM: Jill C. Dennis
Director

Beverley A. Bailey
Community Planner

OFFICE OF ZONING
DISTRICT OF COLUMBIA
'96 MAY 29 P 2:01

SUBJECT: BZA Application No. 16144

APPLICATION

Application of the Trust for Public Land, pursuant to 11 DCMR 3108.1 and 3107.2, for special exceptions under Section 353 to allow new residential development, a special exception under Section 410 to allow a group of one-family dwellings to be erected and deemed a single building and a special exception under Section 209 to establish a community center building, and a variance to allow the front entrances of more than four one-family dwellings to face a street that abuts the lot (Subsection 410.8), a variance from the floor area ratio limitation (Subsection 402.4), a variance from the rear yard requirements (Subsection 404.1) and a variance from the off-street parking requirements (Subsection 2101.1) for the subdivision and construction of 88 row dwellings, 44 semi-detached dwellings, and a community center building in an R-5-A District for land known as Parkside Phase II, Parcels 1, 2, 5 and 7 in the area of Anacostia Avenue, Foote Street, Hayes Street, Kenilworth Avenue, Barnes Street and Parkside Place, N.E. (Square 5041, Lots 806, 807, 808, 809, 811, 812, 814, 815, 817, 818, 820, and 822 and Square 5056, Lots 806, 808, 809, 810, 811, 812, 813, 814, 816, 818, 820, 821 and 823).

NOTE: The applicant has withdrawn the request for construction of a community center building.

BZA
CASE No. 16144
EXHIBIT No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
EXHIBIT NO.35

5/30/96

SUMMARY RECOMMENDATION

The Office of Planning recommends conditional approval of this application.

APPLICANT'S PROPOSAL

The applicant is proposing to build Phase II of the Parkside housing project which would consist of the construction of 132 townhouses. The project's first phase consisted of the construction of 100 townhouses that were completed in May 1996. Landscaping and grading are ongoing activities.

SITE AND AREA DESCRIPTION

The site is located in the Northeast quadrant of the District of Columbia in the Mayfair-Parkside neighborhood. The boundaries of the 20-acre Parkside property are Anacostia Avenue and Barnes Street to the north, Hayes Street to the east, Kenilworth Terrace to the south, and Foote Street to the west. Prior to this project, the site was developed with the Parkside Dwellings (subsidized multi-family apartments). The previous buildings were razed approximately two decades ago. The site has remained vacant since then.

In the early nineties, the applicant began construction of townhouses on the larger Parkside site. Prior to construction, a tremendous amount of planning and groundwork went into preparing the site. For example, in 1989 the City Council approved the dedication and closing of streets and alleys. (See attached Street and Alley Closings plan.) Also, infrastructure improvements such as the installation of sewer lines, sidewalks, catch basins, and street lights were made to accommodate the proposed development. In fact, the proposed project is the second phase of a four-phase effort to develop the entire site. The applicant indicated that as of February 1996, all of the homes (100 units) that were constructed under Phase I had been sold.

The site for Phase II of the Parkside housing project consists of two squares, 5041 and 5056. Lots have been created only for tax assessment purposes. With this proposal, individual lots-of-record would not exist. The applicant is requesting the subdivision of the site to be able to develop Phase II under a condominium regime. Thereafter, the dwelling units would be sold fee simple with a homeowner's association responsible for the common areas. If the Board approves the subdivision proposal, plans would be developed and recorded by the Surveyor. There is currently no official Surveyor's plat to show the actual layout of the proposed development.

The nucleus of the Parkside development is a one-acre open space area. The

applicant indicated that this open space area will be formally landscaped and amenities such as street furniture will be installed. Work should begin on landscaping the open space area during the summer of 1996. Phase I of the development consisted of construction of two and three-story townhouses which are located on three sides of the large open space area. Phase II of the housing development would be constructed on the perimeter of the site, farthest from the project's center. The applicant did not definitively identify the development plans for the project's Phase III and IV; however, housing for seniors and medical use have been identified as a likelihood.

The neighborhood's name, Mayfair-Parkside, is derived from the residential developments that are located in proximity. Mayfair Mansions is a 569-unit, renovated housing complex which is located to the east of Parkside. Upon completion of Phase II of the Parkside project, 232 housing units would provide home ownership opportunities for persons of moderate income. To the east of Mayfair Mansions is the Paradise at Parkside apartments. Paradise is a 653-unit garden apartment complex which was recently renovated. Kenilworth-Parkside, another large housing development, is located in proximity to the site and contains 464 units.

In addition to residential development, various land uses are located in the community. The area to the west of the site is zoned for industrial use. The Potomac Electric Power Company (PEPCO) operates the Benning Generating Station on a 46-acre tract of land in the area. The Neval Thomas Elementary School, a local public facility, is located to the northwest of the site. The Anacostia Park and River are located to the rear of the elementary school. In front of the site, immediately adjacent to Kenilworth Avenue, the land is zoned to accommodate commercial development. This commercially-zoned land is owned by the applicant, and it is anticipated that this area will be developed in the near future.

Kenilworth Avenue and Kenilworth Freeway are important roadways in the neighborhood because: (1) they are major thoroughfares, (2) they run parallel with the rail right-of-way for CSX and Metro, and (3) they are often used as a point of reference when describing the various neighborhoods in the vicinity of the site.

The Minnesota Avenue Metrorail Station is located to the southwest of the site, at Minnesota Avenue and Grant Street N.E. A footbridge over the Kenilworth Freeway provides direct access to the Metro station from the nearby residential community.

EXISTING ZONING AND RELIEF REQUESTED

The site is zoned R-5-A. The R-5-A District permits matter-of-right single-family detached and semi-detached dwellings, and with the approval of the Board of Zoning Adjustment, low-density development of general residential uses including rowhouses, flats, and apartments, to a maximum floor area ratio (FAR) of 0.9, a maximum lot occupancy of 40 percent, and a maximum height of 3 stories/40 feet.

The applicant is requesting special exception and area variance zoning relief under Subsections 3107.2, 3108.1, 410.8, 402.4, 404.1, 2101.1, and Sections 353 and 410. Copies of the relevant sections of the Zoning Regulations are attached to this report.

ANALYSIS

Project Description

For planning purposes, the applicant has divided the site into parcels. The parcels in this application do not refer to land that has been subdivided and recorded by the Surveyor. The applicant is proposing to develop Parcels 1, 2, 5 and 7 with 132 residential units (see attached site plan). Parcels 3 and 4 were developed under Phase I. The following information identifies the parcels and the number of units that each would contain:

Parcel	No. of Units
1	43
2	35
5	36
7	18
Total	132

There are four types of housing that would be constructed on the site. Each parcel would contain a mix of the various housing types. The breakdown of the housing types, the number of units that each would contain, and a description of the dwelling units is as follows:

Type	No. of Units	No. of Stories	No. of Bedrooms
1	40	2	3
2	10	2-1/2	3
3	48	3	4
4	34	3	3 with garage

Parcel 1

Parcel 1 is located on the northwestern portion of the site between Barnes Street and Anacostia Avenue. Eight buildings with a total of 43 townhouses would be constructed on Parcel 1. Most of the townhouses that would be constructed on this parcel would be three-bedroom units. Eighteen of the 43 units would have an enclosed garage.

The applicant initially planned to construct a community center building on Parcel 1. However, those plans were revised and the community center has been eliminated. Additionally, the applicant created a parking area for eight automobiles. The applicant indicated that the lot is necessary and that it would require a variance since it is not on the theoretical lot for the Barnes Street homes. The parking area would provide eight off-street spaces.

The site plan that was submitted to the Board should be revised to identify the number of units that each building would contain and to show that Parcel 1 would now be developed with Buildings 21, 22, 23, 24, 25, 26A, 26B and 26C. Parcel 1 would be the first section to be developed under Phase II.

Parcel 2

Parcel 2 is a rectangularly-shaped piece of property that is located between Roosevelt Place and Foote Street. Thirty-five units would be constructed in seven buildings on Parcel 2. Some of the larger units in the proposed development would be constructed on Parcels 1 and 2.

The units that front on Foote Street, both on Parcels 1 and 2, would face directly into a portion of the PEPCO plant. The view into the plant leaves a lot to be desired for a residential community. This issue does not appear to be resolved on the site plan; nor may it be possible to fully resolve it.

Parcel 5

Parcel 5 is located on the eastern portion of the site between Cassell Place and Hayes Street. Eight buildings with a total of 36 units would be located on this parcel. An equal mix of the various housing unit types would be constructed on Parcel 5. The project's temporary sales office is currently located on this parcel.

Parcel 7

Parcel 7 is located at the front of the site adjacent to Kenilworth Terrace. It has the smallest land area of all the parcels. Four buildings with a total of 18 units would be constructed on this parcel. The applicant did not identify the type of units that would be constructed on Parcel 7.

Area Variances and Special Exceptions Requested

The applicant is requesting area variance and special exception relief under the Zoning Regulations. The variance and special exception relief are identified and discussed as follows:

Area Variances

- *Variance from Section 410.8 to allow the front entrances of more than four 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. (Because of the revisions that were made, Building 26 is now 26C.)*

The above-identified buildings would have more than four one-family dwellings facing the street that abuts the lot. As proposed, each building would have between six and eight units.

The concept behind Section 410.8 of the Zoning Regulations is to allow cluster pattern development in R-5-A zoned areas. This type of development promotes projects that are designed creatively and imaginatively, and simultaneously encourages the maximum use of open space areas, thus minimizing monotonous designs.

The applicant indicated that the project was designed to create a townhouse community that appears similar to neighborhoods that are located in the historic sections of the city. In the older neighborhoods, rowhouses are the predominant structure type.

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

A variance from the floor area ratio (FAR) requirement of 1,401.3 square feet (10 percent) is required for the above-mentioned building. The applicant indicated that the variance is needed to construct two buildings with an equal number of units. The additional FAR would enable another unit to be constructed in Building 32. Thus, the balance and continuity that exist elsewhere throughout the project area would be maintained in this portion of the site as well.

- *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.*

The community center building has been eliminated. Thus, variance relief is no longer required.

The Zoning Administrator has determined that rear yard variances are needed for the above-identified buildings. Both buildings are required to have a 20-foot deep rear yard; however, they cannot meet this requirement. A variance of 100 percent from the rear yard requirement for each building is requested.

- *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.*

No off-street parking is required for the community center building because it is no longer applicable to this application.

In the R-5-A District, one off-street parking space must be provided for each dwelling unit in an apartment house or in multiple dwellings. The applicant indicated that there are 98 surface parking spaces and 34 attached garage parking spaces for a total of 132 off-street spaces. The application meets the zoning requirement for the number of parking spaces. Also, sufficient on-street parking would be available for visitors.

The Zoning Administrator determined that parking variances are required for the above-identified buildings because the spaces would be located on abutting property, not on land where the dwelling units would be constructed. Further, because the layout of Parcel 1 was revised, a parking variance is needed for a total of eight spaces for Buildings 24 and 25 on Parcel 1. (See revised Parcel 1 site plan.)

Based on plans submitted into the record, it is difficult to clearly identify where the theoretical lot lines are in relationship to the proposed parking spaces. In fact, this project could benefit from a parking plan for the entire project. The plan should identify the location of existing and proposed parking spaces, including circulation patterns. As the project progresses, the plan could be updated.

Special Exceptions

- *Special exception under provisions of Section 353 to allow a new residential development in the R-5-A zone.*

Although the applicant is requesting approval for a specific phase of the Parkside development, the project's overall concept was previously reviewed by the Board in 1983 under BZA Application No. 14873. At that time, the Board approved the construction of 100 residential units (64 rowhouses, 9 fourplex structures, and 2 accessory buildings). The project's overall framework was also reviewed.

An elementary school is located in proximity to the site. The Office of Planning is not aware of the school's existing enrollment or its potential capacity. However, it is anticipated that the public schools in the area would be able to accommodate the number of students that would be expected to reside in the Parkside development. The nearby schools are C.G. Woodson Junior High and Thomas and Smothers elementary schools. H.D. Woodson High School is the nearest higher education institution.

The application was referred to the D.C. Departments of Public Works and Housing and Community Development for review and impact assessment. The comments of both agencies were not available prior to completion of this report.

The applicant submitted various site plans, floor plans and elevations to the Office of Planning for review. The plans show a good conceptual framework for the project. Also, the applicant provided a detailed drawing of Parcel 1. The level of specificity provided for Parcel 1 was not provided for the other parcels. Detailed drawings are important because the details can be measured for compliance and the applicant held accountable. The Office of Planning understands that Parcel 1 would be the first parcel to be developed, and that this parcel has been modified from the originally submitted documents.

- *Special exception under the 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.*

With the exception of Subsection 410.8, the applicant indicated that this project meets all of the requirements of Subsections 410.2 through 410.11. (Subsection 410.8 is addressed elsewhere in this report.) For example, all of the buildings in

each parcel would be erected simultaneously; all of the front entrances of the buildings would abut a street, front yard, or front court; and there would be adequate yards, courts, light, and air for each dwelling.

- *Special exception under the provisions of Section 209 to allow a community center building in the R-5-A zone.*

As previously indicated, the community center building has been eliminated. Variance relief is no longer required for this structure.

Compliance With The Tests For Area Variance Relief

The area variances requested in this application must meet three tests for zoning relief (copy attached). The following evaluates the application's compliance or noncompliance with those tests.

Practical Difficulty

Three significant facts contribute to the application's practical difficulty. First, the site was cleared in 1969 because the buildings that were previously located there became deteriorated. Second, the new Parkside community has been designed to replace the previous "typical" garden apartment public housing project with townhouses which enable home ownership, are consistent with the current philosophy for the provision of "public housing" and are more in keeping with historical Washington residential structures. Third, to enable the Parkside project to be developed, the City Council approved the closing of public alleys and streets in 1989, paving the way for the entire site to be redesigned and a new community to be created at Parkside. Storm water drainage, sediment control, sewer lines and street lights are some of the major infrastructure improvements that have been made or improved prior to development. Further, the applicant has developed a project that is functional as well as visually pleasing. In so doing, ample space had to be allotted for rear yards, courts, accessory buildings, recreation space, etc. Variance relief is required to make this project possible.

Area Impacts

The proposed project would not create adverse area impacts if this application is approved. To the east of the site, residential developments are the predominant land use. PEPCO, an industrial use, is located to the west. Additionally, the Kenilworth Freeway and the railroad tracks, and the Anacostia River and Park are natural and man-made boundaries that insulate the area. The proposed project would not create negative impacts on the nearby Mayfair-Parkside neighborhood or the surrounding area.

Impact on the Zoning Regulations

The site would be used for residential development, a use that was established at the site in 1929. Also, it is zoned for medium-density residential use. If this application is approved, the proposed project would not have adverse impacts on the Zoning Regulations and Map.

AGENCY REFERRALS AND COMMENTS

The Office of Planning referred this application to the following District government agencies for review and comment:

1. Department of Public Works; and,
2. Department of Housing and Community Development.

The comments of the above-identified government agencies were not available to the Office of Planning prior to completion of this report.

COMMUNITY COMMENTS

The site is located within the jurisdictional boundaries of Advisory Neighborhood Commission (ANC) 7D. The Office of Planning discussed this project with a representative of the ANC. It is anticipated that the Commission will file a report with the Board.

The community is concerned about the Kenilworth-Parkside Addition, which is located to the northwest of the site. One of the four Kenilworth-Parkside buildings is located in proximity to the Parkside project site. The Kenilworth-Parkside Addition is under the jurisdiction of the D.C. Housing Authority, and the condition of the buildings is in stark contrast to the buildings in the rest of the area. They badly need to be renovated.

A concern of the neighborhood is if the Kenilworth-Parkside Addition is not modernized, it will detract from the applicant's project, the Paradise development and the significant strides that have been made in the area. Further, many of the new townhouses to be constructed at the site will interface with the Kenilworth-Parkside Addition.

The community would like the Kenilworth-Parkside Addition renovated, or the square where it is located redeveloped. The community seeks to begin a dialogue (the establishment of a collaborative effort) between all interested parties to improve the existing conditions of the housing that is currently located at the Kenilworth-Parkside Addition.

RECOMMENDATION

The Parkside project involves the development of a new residential community in the Northeast quadrant of the city. The project is being constructed in phases. The first phase has been completed, and the applicant is proposing to begin construction of the second phase. Under this application, the applicant is requesting approval to subdivide a portion of the site and to construct 132 residential units.

Area variances and special exceptions are required for Phase II of the project. The variances and special exceptions are described in the body of this report. The applicant must comply with the standards that have been established by the Zoning Regulations for granting area variances. In the Office of Planning's opinion, the application's practical difficulty is that a totally new community is being developed, and without variance relief, the project cannot go forward. Infrastructure improvements, design standards, building code requirements, traffic/circulation/parking, etc. are all elements that must be factored into this project. These elements and the need for zoning relief that they create must be weighed against the construction of a project that is affordable for moderate-income residents. Also, the project would not create adverse impacts or impair the intent, purpose, and integrity of the Zoning Regulations and Map. The applicant has met the burden of proof for the granting of this application.

The Office of Planning recommends approval of this application with the following conditions:

1. The applicant shall develop a timetable or estimated schedule for completion of the various parcels in Phase II.

2. The applicant shall identify the type of dwelling units that would be constructed in Parcel 7. Also, the size (square footage) of each housing type shall be identified.

3. A revised Site Plan shall be submitted into the record for Parcel 1.

4. A parking/traffic plan shall be developed for the entire Parkside Project. The plan shall be completed prior to the commencement of the next phase (III) of this project.

5. The applicant is encouraged to participate in meetings and discussions (and when possible, provide technical support) for the renovation of buildings that are located at the nearby Kenilworth-Parkside Addition.

Attachments

353 NEW RESIDENTIAL DEVELOPMENTS (R-5-A)

353.1 In R-5-A Districts, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment in accordance with the standards and requirements set forth in §410; the conditions specified in §3108 of chapter 31 of this title, and the requirements of this section.

353.2 The Board shall refer the application to the D.C. Board of Education for comment and recommendation as to the adequacy of existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project.

353.3 The Board shall refer the application to the D.C. Departments of Public Works and Housing and Community Development for comment and recommendation as to the adequacy of public streets, recreation and other services to accommodate the residents of the project and the relationship of the proposed project to public plans and projects.

353.4 The Board shall refer the application to the D.C. Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, provisions of light, air, parking, recreation, landscaping and grading as they relate to the future residents of the project and the surrounding neighborhood.

353.5 In addition to other filing requirements, the developer shall submit to the Board with the application, four site plans and two (2) sets of typical floor plans and elevations, grading plans (existing and final), landscaping plans, and plans for all new rights-of-way and easements.

SOURCE: §3105.42 of Regulations effective May 12, 1958.

410 EXCEPTIONS FOR R-5 DISTRICTS

410.1 In an R-5 district, if approved by the Board of Zoning Adjustment, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls erected from the ground up or from the lowest floor up, may be erected and deemed a single building for the purpose of this title; Provided, that the requirements of §§410.2 through 410.11 shall be met.

410.2 All buildings in the group of buildings shall be erected simultaneously.

410.3 All front entrances of the group shall abut a street, front yard, or front court.

410.4 No rear or service entrance shall abut a street, front yard, or front court unless below the main floor.

410.5 No exterior stairway shall be constructed above the level of the joists of the main floor unless located entirely within the building area.

410.6 No subdivision of the property shall be authorized until the Board has determined that the following requirements are met:

(a) There shall be adequate free access to the street from each separate dwelling, group of dwellings, or buildings resulting from the subdivision;

(b) Adequate access for fire protection and other purposes shall be provided by easement, fee, alley, or street; and

(c) There shall be adequate yards, courts, light, and air for each dwelling, group of dwellings, or group of buildings resulting from the subdivision.

410.7 The height of an individual building in a group of buildings may be measured as follows:

(a) Any building that does not have another building between it and a public street shall be considered to front on the street, and the building height shall be measured from the curb at the center of the front of the building; and

(b) Any building that has another building between it and the public street may have its height measured from the proposed finished grade at the center of the front of the building, and the front shall be that side of the building providing access to the majority of the dwelling units within the building.

410.8 The front entrances of not more than four (4) one-family dwellings, nor more than four (4) dwelling units per floor, shall face any street that abuts the lot.

410.9 All front entrances of the group shall abut a street, front yard, or front court; Provided, that a front entrance may abut a side yard if all one-family dwellings or dwelling units to which the entrance is appurtenant are located no nearer a street upon which the lot abuts than the rear of any part of the group having a front entrance abutting a street, front yard, or front court.

410.10 No rear or service entrance shall abut a street, front yard, or front court, unless located below the main floor.

410.11 No exterior stairway shall be constructed above the level of the joists of the main floor, unless located entirely within the building area of the group.

410.12 In the R-5-A and R-4 districts, if approved by the Board of Zoning Adjustment, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls from the ground up or from the lowest floor up, may be erected and be deemed a single building for the purpose of this title, when the group does not comply with the provisions of §§410.1 through 410.11, subject to the following conditions:

(a) The provisions of §§410.4 and 410.5 shall be complied with; and

(b) The erection of the group of buildings shall not affect adversely the present character or future development of the neighborhood.

410.13 In an R-5-B district, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls from the ground up or from the lowest floor up, may be erected and deemed a single building for the purpose of this title; Provided, that the following requirements shall be met:

(a) All buildings in the group shall be erected simultaneously;

(b) All front entrances of the group shall abut a street, front yard, or front court;

(c) No rear or service entrance shall abut a street, front yard, or front court unless located below the main floor; and

(d) No exterior stairway shall be constructed above the level of the joists of the main floor unless located entirely within the building area.

410.14 In an R-5-B district, if approved by the Board of Zoning Adjustment, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls from the ground up or from the lowest floor up, may be erected and deemed a single building for the purpose of this title, when the group does not comply with the provisions of §410.13, subject to the conditions specified in §§410.15 and 410.16.

410.15 Vehicular access to all or part of the group shall be provided when the Board deems the access is necessary in the interest of public convenience and safety.

410.16 The erection of the group of buildings shall not affect adversely the present character of future development of the neighborhood.

SOURCE: §3307 of Regulations effective May 12, 1958.

402.4 Except as provided in other provisions of this chapter and in §411, the maximum permitted floor area ratio in a Residence district shall be as set forth in the following table:

ZONING DISTRICT	FLOOR AREA RATIO (F.A.R.)
R-1-A, R-1-B, R-2, R-3, R-4	None prescribed
R-5-A	
All structures	0.9
R-5-B	
All structures	1.8
R-5-C	
All structures	3.0
R-5-D	
All structures	3.5
R-5-E	
Apartment house and hotel	6.0
Any other structure	5.0

402.5 First floor or basement areas designed and used for parking space or for recreation space shall not be counted in the floor area ratio; Provided, that not more than fifty percent (50%) of the perimeter of the space may be comprised of columns, piers, walls, or windows, or similarly enclosed.

SOURCE: §3302 of Regulations effective May 12, 1958; as amended by Final Rulemaking published at 39 DCR 8305, 8306 (November 13, 1992).

404 REAR YARDS (R)

404.1 A rear yard shall be provided for each structure located in a Residence district, the minimum depth of which shall be as set forth in the following table:

[39 DCR 8307]

ZONING DISTRICT	MINIMUM DEPTH OF REAR YARD
R-1-A, R-1-B	25 feet
R-2, R-3, R-4, R-5-A	20 feet
R-5-B, R-5-C, R-5-D	4 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof of roof or parapet wall, but not less than 15 ft.
R-5-E	3 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 ft.

2101.1 (Continued)

USES	NUMBER OF PARKING SPACES REQUIRED
MANUFACTURING, INDUSTRIAL OR WHOLESALE ESTABLISHMENT:	
All districts	1 for each 1,000 ft.^{2} of gross floor area
PLACES OF PUBLIC ASSEMBLY (EXCEPT HOTELS):	
Arena, armory, assembly hall, auditorium, community center, concert hall, convention hall, dance hall, funeral parlor, ice or roller skating rink, public hall, stadium, or theatre:	
C-4, C-5 (PAD)	No requirement
All other districts	1 for each 10 seats of occupancy capacity for the first 10,000 seats, plus 1 for each 20 seats above the first 10,000; Provided, that where such seats are not fixed, each seven square feet 7 ft.^{2} usable for seating shall be considered 1 seat
Boat club or marina:	
All districts	1 for each 4 berths or slips
Churches:	
C-3-C, C-4, C-5 (PAD)	No requirement
All other districts	1 for each 10 seats of occupancy capacity in the main sanctuary; Provided, that where the seats are not fixed, each 7 ft.^{2} usable for seating or each 18 in. of bench if benches are provided shall be considered 1 seat
Recreational building or use:	
All districts	1 for each 2,000 ft.^{2} devoted to the building or use
RESIDENTIAL USES	
Apartment house or multiple dwelling:	
R-5-A, C-1	1 for each dwelling unit
R-5-B, C-2-A, C-3-A	1 for each 2 dwelling units
R-4, R-5-C, R-5-D, C-2-B, W, CR	1 for each 3 dwelling units
R-5-E, SP, C-2-C, C-3-B, C-3-C, C-4, C-5 (PAD)	1 for each 4 dwelling units

TESTS FOR AREA VARIANCE ZONING RELIEF

1. There is something unique to the property itself or other extraordinary or exceptional situation or condition which would create a practical difficulty for the owner to develop the property in accordance with the Zoning Regulations and, therefore, deprive the applicant of reasonable use of the property;

2. Substantial detriment to the public good would not occur; and

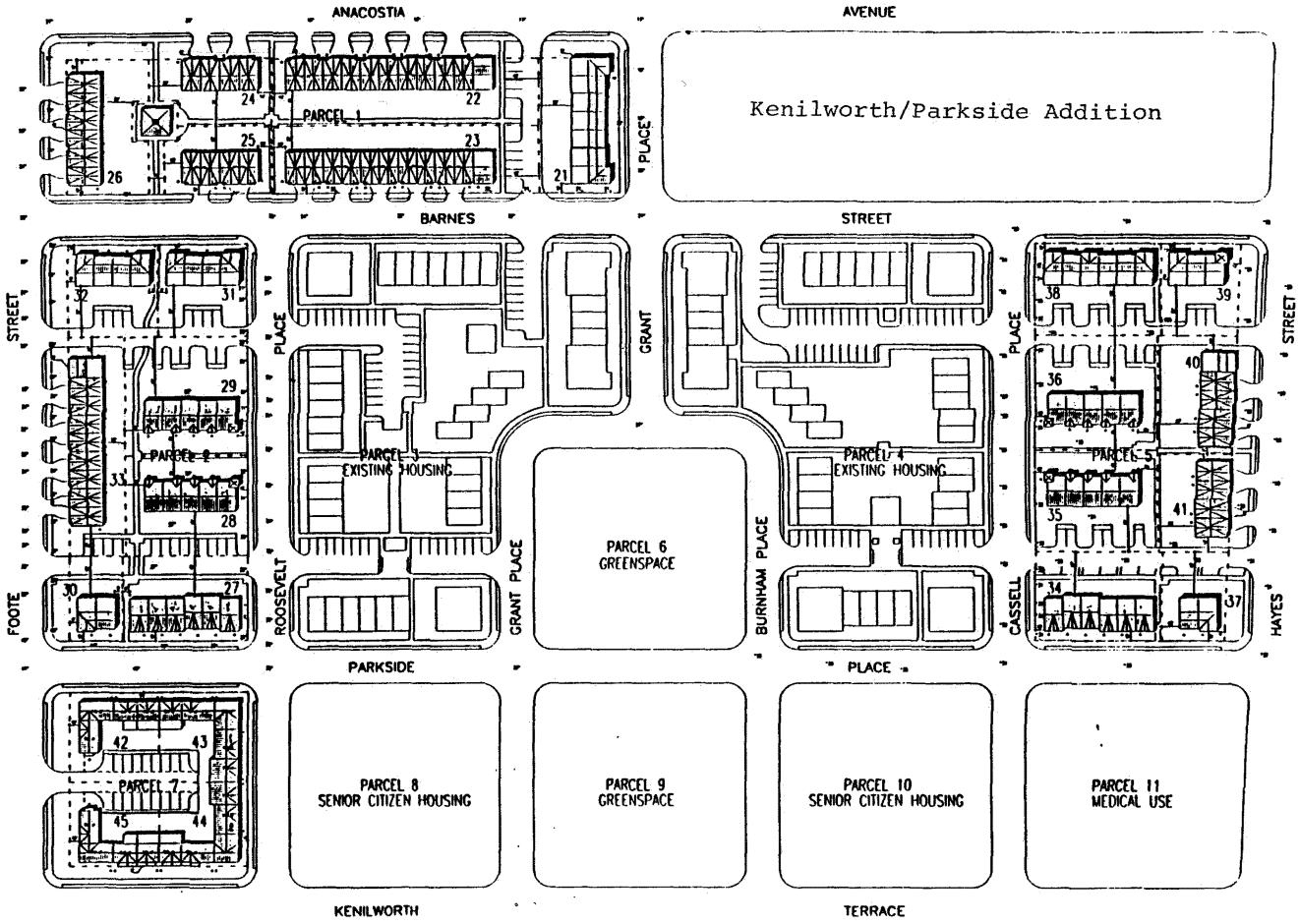
3. The intent, purpose, and integrity of the zone plan, as embodied in the Zoning Regulations and Map, would not be impaired.

Where justifiable, based on specific standards and criteria, the Board of Zoning Adjustment may allow deviations from the area provisions of the Zoning Regulations.

COMPLIANCE WITH THE ZONING REGULATIONS

The granting of a special exception is predicated on the following findings as specified in Section 3108.1 of the Zoning Regulations:

> Pursuant to authority contained in the Zoning Act of June 20, 1938 (52 Stat. 797), as amended, the Board is authorized to grant special exceptions, as provided in this title where, in the judgment of the Board, those special exceptions 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 the Zoning Regulations and Zoning Maps, subject in each case to the special conditions specified in this title.



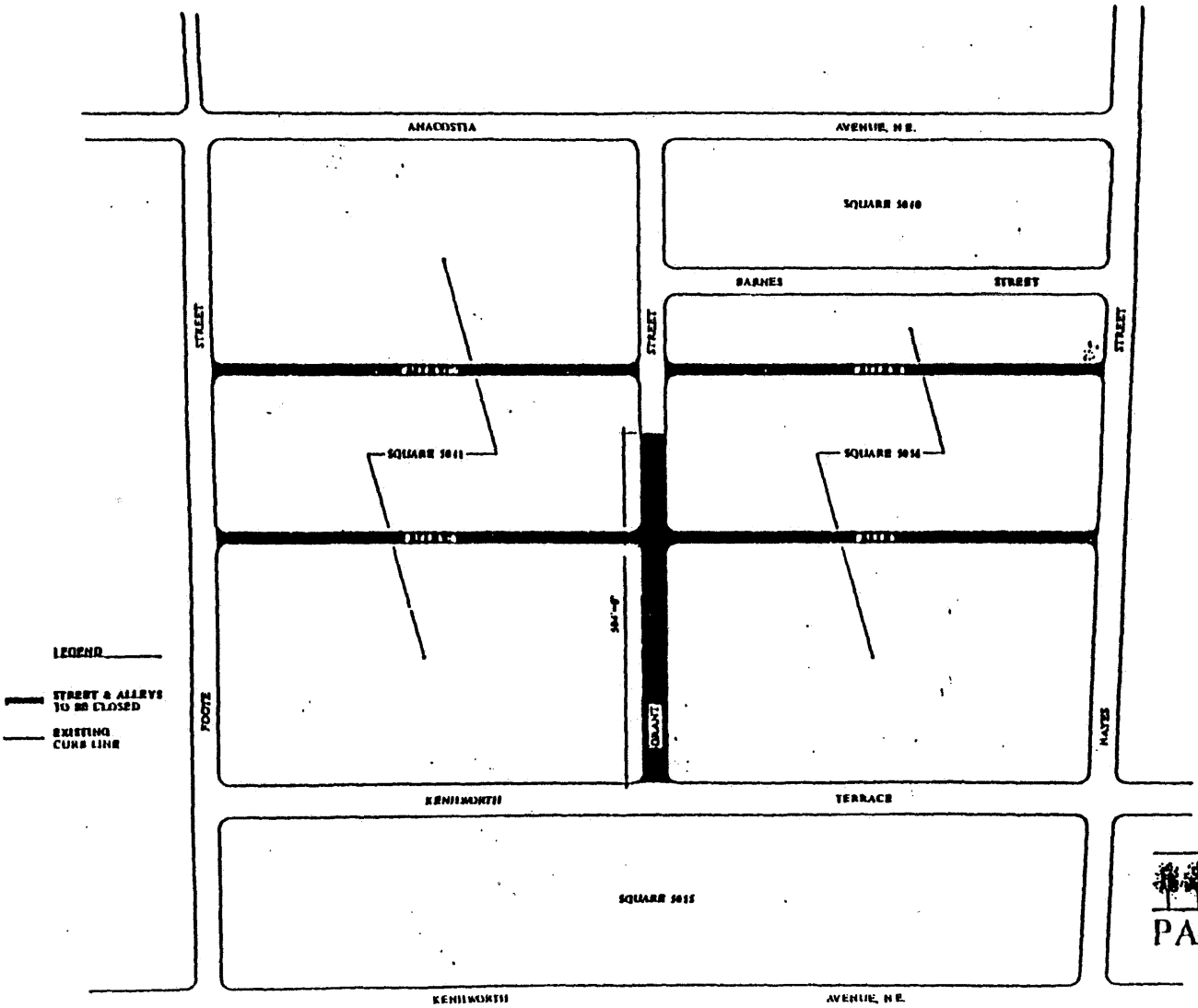
ARCHITECTURAL SITE PLAN
GRADING PLAN

SCALE 1" = 40' ⊗

PARKSIDE
PHASE II

TELESIS CORPORATION

1 AUGUST 1996



STREET AND ALLEY CLOSINGS

PARKSIDE

APPENDIX B-1