GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Rehearing in the Application No. 16457 of Kass MA, L.L.C., pursuant to 11 DCMR 3104.1, for special exceptions under Sections 410 and 2516 to allow the construction of 33 new single-family detached dwellings with garages in a theoretical lot subdivision and 176 luxury garden apartments in the R-5-A and R-5-B Districts at premises bounded by Good Hope Road, S.E., between 24th Street, S.E. to the east, and 18th Street, S.E. to the west (Square 5735, Parcels 219/96, 220/31, Square 5763, Lot 804 and Parcel 219/138, Square 5736).[1]

HEARING DATES: January 19, February 16, and February 23, 2000

DECISION DATES: April 5 and 18, 2000

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
JUN 13 P 3:00

ORDER

PRELIMINARY MATTERS:

1. The application was originally filed on March 2, 1999 and was heard by the Board of Zoning Adjustment ("Board" or "BZA") on May 5, 1999. The Board denied the application by order dated November 5, 1999, but granted rehearing on November 24, 1999.

2. Advisory Neighborhood Commissions ("ANC") 6C and 8B were automatically parties to the application. ANC 6C, with a quorum present, voted its unanimous support for the application at its public meeting of October 4, 1999. ANC 6C submitted a letter to the Board on November 15, 1999 affirming its support of the Applicant's motion for reconsideration and subsequent approval of the requested special exceptions, subject to conditions. ANC 8B, with a quorum present, voted at its public meeting of September 21, 1999 to support the Applicant's motion for reconsideration and subsequent approval of the requested special exceptions, also subject to certain conditions.

3. The Fairlawn Citizens Association, Inc. ("Fairlawn"), a party in opposition to the original application, continued to oppose the project. Fairlawn submitted reports and presented testimony in opposition to the application, arguing that the Homes at Woodmont would have an adverse impact on the community by creating more traffic congestion on Good Hope Road, added parking on residential streets, overcrowding in neighborhood schools and shopping centers, and increased soil erosion from the site. Fairlawn also expressed concerns about the compatibility of the design and appearance of the Homes at Woodmont project with the surrounding community.

4. The Department of Public Works ("DPW") submitted a memorandum dated January 11, 2000 concluding that the application provided for adequate parking on the site, and the Office of Planning ("OP") submitted a report on February 14, 2000 recommending approval of the application.

[1] The application was corrected to reflect the correct square and parcel numbers.

BZA
Case No. 16457
Exhibit No. 139

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.139

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W., SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE





Hope B. Etienne, Chairperson
Advisory Neighborhood Commission 8B
c/o MPD 7th District Community
1809 Savannah Street, S.E.
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