**GOVERNMENT OF THE DISTRICT OF COLUMBIA**
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
WASHINGTON, D.C.

Reply To

APR 12 1999

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

MEMORANDUM

TO: Sheri M. Pruitt Williams
Interim Director
Board of Zoning Adjustment

FROM: Richard Monteilh
Director

SUBJECT: Department of Housing and Community Development Comments on BZA Application No. 16457 (Request by KSI Services, Inc. for Special Exceptions, under Subsections 410 and 2516 of the Zoning Regulations to Permit Construction of Fort Stanton Housing Development Project)

The Department of Housing and Community Development (DHCD) has reviewed the statement of KSI Services, Inc., dated March 1999, submitted to the Board of Zoning Adjustment (BZA) in support of the above referenced BZA Application No. 16457 and has the following comments in support of the Application:

o The multi-unit garden apartment buildings to be erected in the R-5-A zoned east portion of the project will provide a high quality designed addition to the Fort Stanton neighborhood that will add to the stability of the existing adjacent well maintained garden apartment community;

o The proposed garden apartment buildings comply fully with the conditions of Section 410 in that all the buildings will be erected simultaneously; all front entrances abut a street, front yard or front court; there are no rear or service entrances and no exterior entrances will be constructed above the level of first floor joists;

o The 40 single family detached dwellings to be constructed in the west portion of the project will provide a needed high quality addition to the East of the River housing stock that will stabilize the adjacent neighborhood and increase home ownership opportunities and the tax base of Wards 6 and 8;

BZA
CASE No. 16457
EXHIBIT No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.31

o The 33 single family dwellings proposed on the theoretical lot subdivision comply with the provisions of Section 2516 in that each of the units will have its own driveway leading directly off the planned access roadway, the planned access roadway will be paved, 25 feet wide and will provide two means of ingress/egress for each of the units, and the area of the access roadway is not included in the area of any theoretical lot or any yard; and

o The approval of the requested special exceptions from Sections 410 and 2516 of the Zoning Regulations will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not adversely affect the use of any neighboring properties.