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

June 28, 2000

MEMORANDUM

TO : Sheila Cross Reid
Board of Zoning Adjustment

FROM : Michael D. Johnson
Zoning Administrator

Re : BZA Application No. 16586 (Alban Towers)

In order for the applicant, in BZA Application No. 16586, to be able to use an underground garage constructed in the R-2 district for non-required accessory parking for the tenants of the Alban Towers Apartment Building, the applicant need only obtain a special exception under the Zoning Regulations, 11 DCMR, Section 214, 2000.4 or 2116.

A portion of the site, which is zoned R-2 will be used principally for semi-detached houses. The property owner may construct an underground garage beneath the semi-detached houses. The site has historically been used for above ground parking for tenants of the Alban Towers Apartment Building, located on an adjacent lot in an R-5-D district.

The use of the rear site may have predated the adoption of the present Zoning Regulations. Even if the use did not predate the Regulations, since the proposed use is for non-required underground accessory parking, the garage could be built to serve the semi-detached houses. Use of the garage is limited to residential occupants of the square and the principle use of the site is for semi-detached houses.

cc: Armando Lourence, Administrator
Denzil Noble, Assistant Administrator
Richard Nettler, Esq.

MDJ/AL/er

BZA
Case No. 16586
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16586
EXHIBIT NO.32

F A C S I M I L E

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

OFFICE OF THE ZONING ADMINISTRATOR
OFFICE PHONE (202) 442-4560
FACSIMILE PHONE (202) 442-4871

FACSIMILE COVER MEMORANDUM

TO: Richard Nettler **ORGANIZATION:**

PHONE: **FAX:** 223 8604

RE: **cc:**

FROM: Michael D. Johnson **ORGANIZATION:** DCRA - Zoning

[] URGENT [] AS REQUESTED [] PLEASE COMMENT [] FYI [] PLEASE REPLY

COMMENTS:

No. of Pages: _____ (includes cover sheet)