GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

**Office of the Director**

**MEMORANDUM**

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TO: Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment

FROM: Milton C. Bailey
Director

SUBJECT: Board of Zoning Adjustment Application No. 16676
Special Exception for Vacant Lot in 1300 Block of Missouri Avenue NW
(Lot 802, Square 2792)

Pursuant to Section 353.1 of the Zoning Regulations (DCMR Title 11), the Department of Housing and Community Development (DHCD) has reviewed the above referenced Board of Zoning Adjustment (BZA) application, visited the referenced project site location and has the following comments to make:

1. The adjacent neighborhood, including the project site, is zoned R-5-A and consists uniformly, of medium density three and four-story garden apartment buildings.
2. The proposed project construction of 13 new brick townhouses with English basement apartments is a slight reduction in height from the existing three and four-story apartment buildings adjacent to the site throughout the neighborhood. Nonetheless, the density of the proposed new townhouses complements nicely the adjacent existing garden apartment buildings.
3. The proposed project will add 13 new dwelling units (townhouses with English basements) of much needed affordable housing to the total stock of affordable housing within the District of Columbia.
4. The proposed project will provide 26 off-street parking spaces, two for each dwelling unit in the project, and will, therefore, not create any new on-street parking demands in the neighborhood.
5. The project site is located between Missouri Avenue NW on the south and Rock Creek Ford Road on the north. Missouri Avenue NW and 13th Street NW, the eastern edge of Square 2792 where the project site is located, are both major streets that can easily support the slight increase in traffic that 26 dwelling units will generate.

BZA
Case No. 16676
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
~~CASE NO.16676~~
EXHIBIT NO.27

Based on the above comments, DHCD supports the issuance of a special exception, pursuant to Section 3104.1, to allow the construction of 13 English basement townhouses, with 26 off-street parking spaces, on Lot 802, Square 2792, in an R-5-A zoned district.