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

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Office of the Director

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MEMORANDUM

APR - 4 2001

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

FROM: Milton J. Bailey
Director

SUBJECT: Board of Zoning Adjustment Application No. 16682
R-5-A Review for 6 Proposed Townhouses on Vacant Land and Variances for Minimum Lot Width (Section 401.3) an for Minimum Depth of Side Yard (Section 405.9)

Pursuant to Section 353 of the Zoning Regulations (DCMR Title 11), requiring Board of Zoning Adjustment (BZA) review of new residential developments other than single family detached and semi-detached dwellings in an R-5-A zone, 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 neighborhood where the 6 proposed townhouses are to be built consists of two story rowhouses especially on the 5500 block of Hunt Place NE with several pieces of vacant land.
2. The 6 proposed townhouses to built on the largest piece of vacant land on the 5500 block of Hunt Place are in character with the existing rowhouses on the block. The new townhouses will help revitalize and stabilize the block by adding more residential units of the same type and scale as the existing rowhouses and removing a trash gathering vacant parcel from the neighborhood.
3. The 6 new townhouses will provide badly needed affordable housing units for purchase in this portion of the District and will further help stabilize this neighborhood by increasing the number of homeowners.
4. The lot width being provided by the Applicant for five of the proposed townhouses is the 20 foot minimum required for rowhouses in a R-3 zone and is therefore reasonable since the new townhouses are of the same character as the existing rowhouses in the neighborhood.
5. Although the side yard provided for the sixth proposed townhouse is only 5 feet wide, there is normally no side yard requirement for rowhouses in an R-3 zone which is the type of townhouse scale being proposed by the Applicant for all 6 new townhouses in this R-5-A zone.

BZA
Case No. 16682
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16682
EXHIBIT NO.32

Based on the above comments, DHCD supports the issuance of a variance, pursuant to Section 401.3, to permit a 1,813.8 SF lot area and a 20 foot lot width for Lots 31-35, Square 5204, on five proposed new townhouses and a variance, pursuant to Section 405.9, to permit a 2,267.25 SF lot area and a side yard 5 feet wide for Lot 36, Square 5204, on a sixth proposed townhouse in an R-5-A zoned district.