GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: D.C. Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: January 3, 2002

SUBJECT: Waiver of Rules for Late Submittal of Report on Board of Zoning Adjustment Application No. 16682-A, Hunt Place, N.E. Row Dwellings

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The attached report concerning Board of Zoning Adjustment Application No. 16682-A for the Hunt Place, N.E. Row Dwellings (W.F. Equipment Corporation) is being submitted less than seven days prior to the Board of Zoning Adjustment meeting on January 8, 2002. The Office of Planning respectfully requests that the Board waive its rule and accept the report into the record.

Attachment

AA/jf

BZA
Case No. 16682
Exhibit No. 57

Board of Zoning Adjustment
District of Columbia
CASE NO.16682
EXHIBIT NO.57

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: D.C. Board of Zoning Adjustment

FROM: JLS for Andrew Altman
Director

DATE: December 28, 2001

SUBJECT: BZA Application No. 16682-A, Hunt Place N.E. Row Dwellings

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APPLICATION

Application 16682-A, W.F. Equipment Corporation, pursuant to 11 DCMR 3104.1 and 3103.2 for a special exception under section 353.1 for a new residential development and variance from section 401, required minimum lot area and minimum lot width, section 402, maximum floor area ratio (FAR), and section 405, required minimum side yard setback, in a R-5-A District at premises 5516-5526 Hunt Place, N.E. (Square 5204, Lots 31-36).

SUMMARY RECOMMENDATION

The Office of Planning, in its initial report of May 1, 2001 on this case, recommended approval of the special exception for the five row dwellings and the one semi-detached dwelling under Section 353 and the variance from the side yard and areas requirements for the one semi-detached dwelling under Section 405. The Board of Zoning Adjustment held a hearing on this proposal on May 8, 2001. As noted below, the Board had some concerns about the site plan, including grading and landscaping, and the FAR of the five townhouses. At its June 5, 2001 meeting, the Board denied the application. The case now comes back to the Board as a result of the applicant's Motion for Reconsideration and Rehearing, which the Board approved at its October 2, 2001 meeting.

The applicant has made revisions and clarifications to the site plan, and provided other information, to address concerns expressed by the Board. The Office of Planning recommends approval of the special exceptions under Section 353, the variance for the minimum lot area and side yard for the one semi-detached dwelling under Section 405, and the variance from the FAR for the five townhouses (row dwellings).

A copy of the initial Office of Planning report of May 1, 2001 is attached. Some information from that report is repeated in this updated report. This report provides information on the revisions that the applicant has made in the site plan.

BACKGROUND

This application involves development of a row of six new town houses (five row dwellings and one semi-detached dwelling in the terminology of the Zoning Regulations). The development is located in the R-5-A District and therefore requires a special exception for review of the project. The Board of Zoning Adjustment (BZA) held a hearing on this project on May 8, 2001.

At its June 5, 2001 meeting, the BZA denied the application for a variance from sections 401, 402, and 405, relating to required minimum lot area and minimum lot width, maximum floor ration (FAR) and required minimum side yard setback, by a vote of 3 to 0. In view of its denial of the variance, the Board did not reach the merits of the Applicant's request for a special exception.

SITE AND AREA DESCRIPTION

The site is located in the 5500 block of Hunt Place, N.E., a short two-block street that is perpendicular to Eastern Avenue, N.W., southeast of Division Avenue and northwest of Nannie Helen Burroughs Avenue (note that there are longer east-west sections of Hunt Place to the west of 48th Street, not connected with this short section of Hunt Place). Hunt Place is a narrow 40-foot wide street that slopes down from Eastern Avenue. Fourteen lots were subdivided on the north side of Hunt Place some years ago. A semi-detached dwelling and seven row dwellings were constructed on the first eight lots extending south from Eastern Avenue in 1979 (Lots 23-30). The remaining six lots have remained undeveloped since that time and apparently have been a continuing problem because of having trash dumped on them. The W.F. Equipment Company has recently purchased the remaining six lots (Lots 31-36) and has proposed constructing five row dwellings and one semi-detached dwelling as described below.

The site is zoned R-5-A. The R-5-A zoning district line extends along Hunt Place, then turns northwest along the property line of the property (lot 19) just south of the six lots in this application. A garden apartment complex is located northeast of the site. The area to the southeast and southwest of the R-5-A area is zoned R-2.

The adjacent area, which is part of the Burrville neighborhood, has a mix of housing types, including single family, semi-detached and row dwellings and garden apartments. There are also some vacant lots and some civic and institutional buildings. The Church of the Incarnation is located at southeast corner of the intersection of Eastern Avenue and Hunt Place, N.E. across from the row dwellings constructed in 1979. The Burrville

Elementary School is located at the west end of this section of Hunt Place, about a block and a half from the proposed new row dwellings.

The surrounding area has a mixed appearance. Some older dwellings appear to have been built in the early years of the 20th century and there are other dwellings that have been constructed in recent years. Maintenance of buildings and grounds also varies. Many dwellings and ground are maintained in good condition while others have various maintenance problems. Some dwellings need major repairs or should be demolished.

The Comprehensive Plan Generalized Land Use Map indicates this entire area as moderate density residential. The moderate density legend on the map says that "Row houses and garden apartments are the predominant uses; may also include low density housing."

APPLICANT'S PROPOSAL

The applicant, W.F. Equipment Corporation, owns six (6) contiguous lots in the 5500 block of Hunt Place, N.E. in Square 5204 (Lots 31-36). The street addresses for these properties are 5516, 5518, 5520, 5522, 5524 and 5526 Hunt Place, N.E. The property is zoned R-5-A. The applicant indicates that, upon approval from the BZA, the applicant intends to construct and sell to the public six attached townhouses (row dwellings in the terminology of the Zoning Regulations). These townhouses will be of modular construction. Each townhouse will be for fee simple sale and will have a one-car garage. Each row house will be three stories high and be intended for one-family occupancy. Note that the southernmost dwelling on Lot 36 will actually be a semi-detached dwelling with a side yard).

In response to the concerns expressed by the Board in the June 5, 2001 decision meeting, the applicant has revised the grading plan and landscape plan and provided additional information about modular housing. .

Grading Plan: The applicant has provided a revised grading plan to show how grades have been revised to provide relatively level back and front yards for a site where there is a slope from about 110 feet elevation on the upper front side of the site to an elevation of about 98 feet at the lower front end of the site. For the first lot (Lot 31), the applicant proposes to build a timber retaining wall at the rear of the house to address the steeper slope at that point.

Landscape Plan: There was concern from the Board at the June 5 meeting about the landscape plan, especially the specification of the Bradford Pear as the tree for the front yards. The applicant has submitted a revised landscape plan that specifies Red Maple as the tree to be used.

Floor Area Ratio (FAR): The maximum permitted FAR in the R-5-A District is 0.9 (Section 402.4). The applicant is proposing five townhouses of 1,890 square feet, or an

FAR of 1.04. The FAR for the end lot, which will have a semi-detached house, is not an issue because the lot is larger and the FAR is less than 0.9. The applicant has provided additional information about the need to provide secure parking in the townhouses and the need to have sufficient space in the houses to make them marketable.

Modular Housing: The applicant has provided additional information about modular housing.

ANALYSIS

The Office of Planning pointed out in its initial May 1, 2001 report that this proposed development is actually relatively simple, being the construction of six row dwellings on existing subdivided lots along an existing street (Hunt Place). However, because the proposed new row dwellings are in the R-5-A District, a special exception is required. A variance is needed to address the issue of a narrower end lot (Lot 36) that is 25 feet wide with a five foot side yard. Section 405.2 provides that a one-family semi-detached dwelling in a R-5 district shall be subject to the side yard requirements of an R-2 District (8 feet).

The Special Exception

Section 351.1 reads as follows:

> In R-5-A districts, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment in accordance with the standards and requirements set forth in Section 410; the conditions specified in Section 3108 of chapter 31 of this title, and the requirements of this section.

Section 410 outlines a detailed set of requirements that are clearly intended to guide review of large developments of row dwellings, flats or apartment houses on relatively large sites, thereby providing flexibility in design while allowing site plan review. For the most part, these conditions do not apply in this case.

The most significant site planning issue relates to the setback of the six row dwellings. Hunt Place is a narrow street (40 feet). Because of this narrow width, a five-foot building restriction line has been established along the north side of the street. In addition, the first eight row dwellings constructed on the street in 1979 were set back a total of about 18.1 feet from the street line.

The initial design for the new six row dwellings indicated that they would be built at the building restriction line. The Office of Planning suggested that the buildings be set back the same distance from the street as the original row dwellings and the developer, W.F. Equipment Company, agreed to that change. Note that this change was made before the first hearing. The reason for this recommendation by the Office of Planning was two-

fold. First, this will place the six new row dwellings in line with the existing row dwellings to the east on Hunt Place (the row dwellings built in 1979). Note that developer proposes slight variations of the facade of adjacent row dwellings to set off each separate facade. The Office of Planning agrees with this design feature. The second reason is that an older, existing single-family detached dwelling (5512 Hunt Place on Lot 19) that is adjacent to the row of proposed row dwellings is set back about 17 feet from the street line. The Office of Planning believes that setting the new row dwellings back about 18 feet from the street line, as now proposed, will allow them to related better to the existing row dwellings to the east and the existing single-family-detached to the west.

It should be noted that the five row dwellings (Lots 31-35) each have a lot width of 20 feet, a rear yard of about 40 feet and a lot area of 1,814 square feet. They therefore meet the requirements of a row dwelling in a R-4 District (a minimum lot area of 1,800 square feet, a minimum lot width of 18 feet and a minimum rear yard of 20 feet.

As noted above in the description of the proposal, the developer has submitted a revised grading plan to make the front and rear yards of the new row dwellings more useable as they step down the hill along Hunt Place. The developer will also landscape the front yards of the new row dwellings to make them compatible with the landscaping of the existing adjacent row dwellings. The Office of Planning believes that this grading plan revisions and the revised landscape plan improves the project and will help make the proposed row dwellings compatible with the adjacent dwellings.

Variances

The end dwelling (5516 Hunt Place on Lot 36) in the proposed group of dwellings will be a semi-detached dwelling. Lot 36 has a width of 25 feet and a lot area of 2,267 square feet.

Section 405.2 provides that in a R-5 district, a one-family semi-detached dwelling shall be subject to the side year requirements of an R-2 district (8 feet). The proposed development has a 20-foot wide semi-detached dwelling on a 25-foot wide lot. This results in a five-foot side yard, three feet less than the eight feet required. A variance for the side yard is required.

In addition, Section 401.3 outlines minimum lot requirements. For the R-5-A District, the lot area is "as prescribed by the Board." This apparently assumes a large site development. Looking to the R-4 district standard, the requirement for a one-family semi-detached dwelling is 3,000 square feet. The Office of Planning believes the Board should address the minimum lot area for Lot 36, either by granting a variance for the lot area or otherwise indicating that the lot area is sufficient.

Section 3103.2 provides three standards for a variance.

The property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation or condition.

By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.

The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

In this case, the uniqueness is the original subdivision of this row of lots with a narrow end lot. In theory, the developer could reduce the size of the dwelling on Lot 36 to reduce or eliminate the need for a variance. However, as a practical matter it makes no sense to reduce the size of the end dwelling that would make it less desirable than the other five row dwellings and inconsistent with the overall pattern of the new dwellings.

The Office of Planning recommends that the Board of Zoning Adjustment grant variances for the side yard and minimum lot area of the semi-detached end dwelling on Lot 36. This will allow the best overall design for the project and allow the project to move forward.

The Office of Planning also recommends that the Board of Zoning Adjustment grant a variance from the minimum 0.9 FAR for the five row dwellings. These five row dwellings will each have a FAR of 1.04. This appears to be a case where the minimum FAR for the R-5-A District is included to deal with garden apartments.

The Office of Planning believes that these variances will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations.

The Office of Planning believes that this new housing, as now designed, will be an asset to the neighborhood and will be one more step in improvement of the neighborhood.

ANC AND COMMUNITY GROUPS

On April 12, 2001, at the regular ANC meeting, ANC-7C voted to recommend approval of the special exception and the variances requested in this application. This support by ANC-7C was indicated in an April 23, 2001 letter to the Board (Exhibit 35). The Office of Planning has been told that ANC-7C is submitting a new letter repeating its support for the special exception and variances requested in this application.

OTHER AGENCY COMMENTS

As indicated in the Office of Planning's May 1, 2001 report, the Department of Public Works and the Department of Housing and Community Development both submitted reports on this application before the May 8, 2001 hearing. The Department of Public Works had no objections to the application (Exhibit 34) and the Department of Housing and Community Development supported the application (Exhibit 32).

RECOMMENDATION

The Office of Planning recommends that the Board of Zoning Adjustment approve a special exception for the overall design of the five row dwelling and one semi-detached dwelling under Section 353, approving the overall design of the project, and grant variances from the side yard and lot size requirement for the one semi-detached dwelling on Lot 36 and variances from the 0.9 FAR limitation for the five row dwellings (Lots 30-35).

Attachments

AA/jf

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

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MEMORANDUM

TO: D.C. Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: May 1, 2001

SUBJECT: BZA Application No. 16682, Hunt Place N.E. Row Dwellings

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APPLICATION

Application of W.F. Equipment Corporation, pursuant to 11 DCMR 3104.1 and 3103.2 for a special exception to allow new residential development consisting of five row dwellings and one semi-detached dwelling under Section 353 and a variance from the side year requirements for one semi-detached dwelling (Lot 36) under section 405 in the R-5-A District at premises 5516-5526 Hunt Place, N.E. (Square 5204, Lots 31-36).

SUMMARY RECOMMENDATION

The Office of Planning recommends approval of the special exception for the five row dwellings and the one semi-detached dwelling under Section 353 and the variance from the side yard and areas requirements for the one semi-detached dwelling under Section 405.

BACKGROUND

This application involves development of a row of six new town houses (five row dwellings and one semi-detached dwelling in the terminology of the Zoning Regulations). The development is located in the R-5-A District and therefore requires a special exception for review of the project. The original hearing on this project (March 13) was postponed because the application was originally advertised as being in the R-2 District.

BZA
Case No. 16682
Exhibit No. 37

SITE AND AREA DESCRIPTION

The site is located in the 5500 block of Hunt Place, N.E., a short two-block street that is perpendicular to Eastern Avenue, N.W., southeast of Division Avenue and northwest of Nannie Helen Burroughs Avenue (note that there are longer east-west sections of Hunt Place to the west of 48th Street, not connected with this short section of Hunt Place). Hunt Place is a narrow 40-foot wide street that slopes down from Eastern Avenue. Fourteen lots were subdivided on the north side of Hunt Place some years ago. A semi-detached dwelling and seven row dwelling were constructed on the first eight lots extending south from Eastern Avenue in 1979 (Lots 23-30). The remaining six lots have remained undeveloped since that time and apparently have been a continuing problem because of having trash dumped on them. The W.F. Equipment Company has recently purchased the remaining six lots (Lots 31-36) and has proposed constructing five row dwellings and one semi-detached dwelling as described below.

The site is zoned R-5-A. The R-5-A zoning district line extends along Hunt Place, then turns northwest along the property line of the property (lot 19) just south of the six lots in this application. A garden apartment complex is located northeast of the site. The area to the southeast and southwest of the R-5-A area is zoned R-2.

The adjacent area, which is part of the Burrville neighborhood, has a mix of housing types, including single family, semi-detached and row dwellings and garden apartments. There are also some vacant lots and some civic and institutional buildings. The Church of the Incarnation is located at southeast corner of the intersection of Eastern Avenue and Hunt Place, N.E. across from the row dwellings constructed in 1979. The Burrville Elementary School is located at the west end of this section of Hunt Place, about a block and a half from the proposed new row dwellings.

The surrounding area has a mixed appearance. Some older dwellings appear to have been built in the early years of the 20th century and there are other dwellings that have been constructed in recent years. Maintenance of buildings and grounds also varies. Many dwellings and ground are maintained in good condition while others have various maintenance problems. Some dwellings need major repairs or should be demolished.

The Comprehensive Plan Generalized Land Use Map indicates this entire area as moderate density residential.

As in all residential neighborhoods, proposed new development needs to be evaluated in terms of how it will improve the neighborhood.

APPLICANT'S PROPOSAL

The applicant, W.F. Equipment Corporation, owns six (6) contiguous lots in the 5500 block of Hunt Place, N.E. in Square 5204 (Lots 31-36). The street addresses for these properties are 5516, 5518, 5520,5522, 5524 and 5526 Hunt Place, N.E. The property is

zoned R-5-A. The applicant indicates that, upon approval from the BZA, the applicant intends to construct and sell to the public six attached townhouses (row dwellings in the terminology of the Zoning Regulations). These townhouses will be of modular construction. Each townhouse will be fee simple and have a one-car garage. Each row house will be three stories tall and be intended for one family. Note that the southernmost dwelling will actually be a semi-detached dwelling, because it will have a side yard.

ANALYSIS

This proposed development is actually relatively simple, being the construction of six row dwellings on existing subdivided lots along an existing street (Hunt Place). Because the proposed new row dwellings are in the R-5-A District, a special exception is required. A variance is needed to address the issue of a narrower end lot (Lot 36) than called for in the Zoning Regulations.

The Special Exception

Section 351.1 reads as follows:

> In R-5-A districts, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment in accordance with the standards and requirements set forth in Section 410; the conditions specified in Section 3108 of chapter 31 of this title, and the requirements of this section.

Section 410 outlines a detailed set of requirements that are clearly intended to guide review of large developments of row dwellings, flats or apartment houses on relatively large sites, thereby providing flexibility in design while allowing site plan review. For the most part, these conditions do not apply in this case.

The most significant site planning issue relates to the setback of the six row dwellings. Hunt Place is a narrow street (40 feet). Because of this narrow width, a five foot building restriction line has been established along the north side of the street. In addition, the first eight row dwellings constructed on the street in 1979 were set back a total of about 18.1 feet from the street line.

The initial design for the new six row dwellings indicated that they would be built at the building restriction line. The Office of Planning suggested that the buildings be set back the same distance from the street as the original row dwellings and the developer, W.F. Equipment Company, agreed to that change. The reason for this recommendation by the Office of Planning was two-fold. First, this will place the six new row dwellings in line with the existing row dwellings to the east on Hunt Place (the row dwellings built in 1979). Note that developer proposes slight variations of the facade of adjacent row dwellings to set off each separate facade. The Office of Planning agrees with this design feature. The second reason is that an older, existing single-family detached dwelling

(5512 Hunt Place on Lot 19) that is adjacent to the row of proposed row dwellings is set back about 17 feet from the street line. The Office of Planning believes that setting the new row dwellings back about 18 feet from the street line, as now proposed, will allow them to related better to the existing row dwellings to the east and the existing single-family-detached to the west.

It should be noted that the five row dwellings (Lots 31-35) each have a lot width of 20 feet, a rear yard of about 31 feet and a lot area of 1,814 square feet. They therefore meet the minimum lot area, minimum lot width and minimum rear yard requirements of a row dwelling in a R-4 District.

The developer proposes to grade the rear yards of the new row dwellings to make the yards more useable as they step down the hill along Hunt Place. The developer will also landscape the front yards of the new row dwellings to make them compatible with the landscaping of the existing row dwellings. The Office of Planning believes that this site plan revisions and landscape features will make the proposed row dwellings compatible with the adjacent dwellings.

Variances

The end dwelling (5516 Hunt Place on Lot 36) in the proposed group of dwellings will be a semi-detached dwelling. Lot 36 has a width of 25 feet and a lot area of 2,267 square feet.

Section 405.2 provides that in a R-5 district, a one-family semi-detached dwelling shall be subject to the side year requirements of an R-2 district (8 feet). The proposed development has a 20 foot wide semi-detached dwelling on 25-foot wide lot. This results in a five foot side year, three feet less than the eight feet required). A variance for the side year is required.

In addition, Section 401.3 outlines minimum lot requirements. For the R-5-A District, the lot area is "as prescribed by the Board." This apparently assumes a large site development. Looking to the R-4 district standard, the requirement for a one-family semi-detached dwelling is 3,000 square feet. The Office of Planning believes the Board should address the minimum lot area for Lot 36, either by granting a variance for the lot area or otherwise indicating that the lot area is sufficient.

Section 3103.2 provides three standards for a variance.

The property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation or condition.

By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and

exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.

The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

In this case, the problem is the original subdivision of this row of lots. In theory, the developer could reduce the size of the dwelling on Lot 36 to reduce or eliminate the need for a variance. However, as a practical matter it makes no sense to reduce the size of the end dwelling that would make it less desirable than the other five row dwellings. Also in theory, all the lots could be subdivided to avoid or reduce the variance issue. Again, as a practical matter, this is not desirable because the width of all dwelling units would be reduced.

The Office of Planning recommends that the Board of Zoning Adjustment grant variances for the side yard and minimum lot area of the semi-detached dwelling (the end dwelling) on Lot 36. This will allow the best overall design for the project and allow the project to move forward. The Office of Planning believes that these variances will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations.

The Office of Planning believes that this new housing, as now designed, will be an asset to the neighborhood and will be one more step in improvement of the neighborhood.

ANC AND COMMUNITY GROUPS

Office of Planning staff attended a community meeting, sponsored by ANC-7C at the ANC-7C office, on Wednesday, April 11. This case, Application No. 16682, and another case were discussed. Community residents indicated support for both cases. On Thursday, April 12, at the regular ANC meeting, ANC-7C voted to recommend approval of the special exception and variances needed for this case, Application No. 16682 This support by ANC-7C is indicated in an April 23, 2001 letter to the Board (Exhibit 35).

OTHER AGENCY COMMENTS

As indicated previously, Section 353.1 calls for all new development in R-5-A Districts, except those comprising all one-family and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment in accordance with standards in Section 410. Section 353.2 provides for the Board to refer the application to the D.C. Board of Education for comment and recommendation as to adequacy of existing and planned area schools to accommodate the number of students that can be expected to reside in the project. Section 353.3 provides for the Board to refer the application to the D.C. Department of Public Works and the Department of Housing and Community Development for comment and recommendations as to the adequacy of public streets, recreation and other

services to accommodate the residents of the project and the relationship of the proposed project to public plans and projects.

Section 353.4 also provides for referral of the application to the Office of Planning for comment and recommendations on the site plan, arrangement of buildings and structures, provisions of light, air, parking, recreation, landscaping and grading as they relate to future residents and the surrounding neighborhood. Comments by the Office of Planning have been discussed in a previous section of this report.

As of the date this report was completed, the Office of Zoning had received reports from the Department of Public Works and the Department of Housing and Community Development.

The April 13, 2001 memorandum from the Department of Public Works indicates that the proposed use will not negatively effect on-street parking supply or cause a large increase in traffic volume on neighboring streets. The Department of Public Works has no objections to the application (Exhibit 34).

The April 4, 2001 memorandum from the Department of Housing and Community indicates that the six proposed townhouses will help revitalize and stabilize the block by adding more residential units of the same type and scale as the existing rowhouses and developing a vacant lot that now gathers trash. The Department of Housing and Community Development supported the variances requested (Exhibit 32).

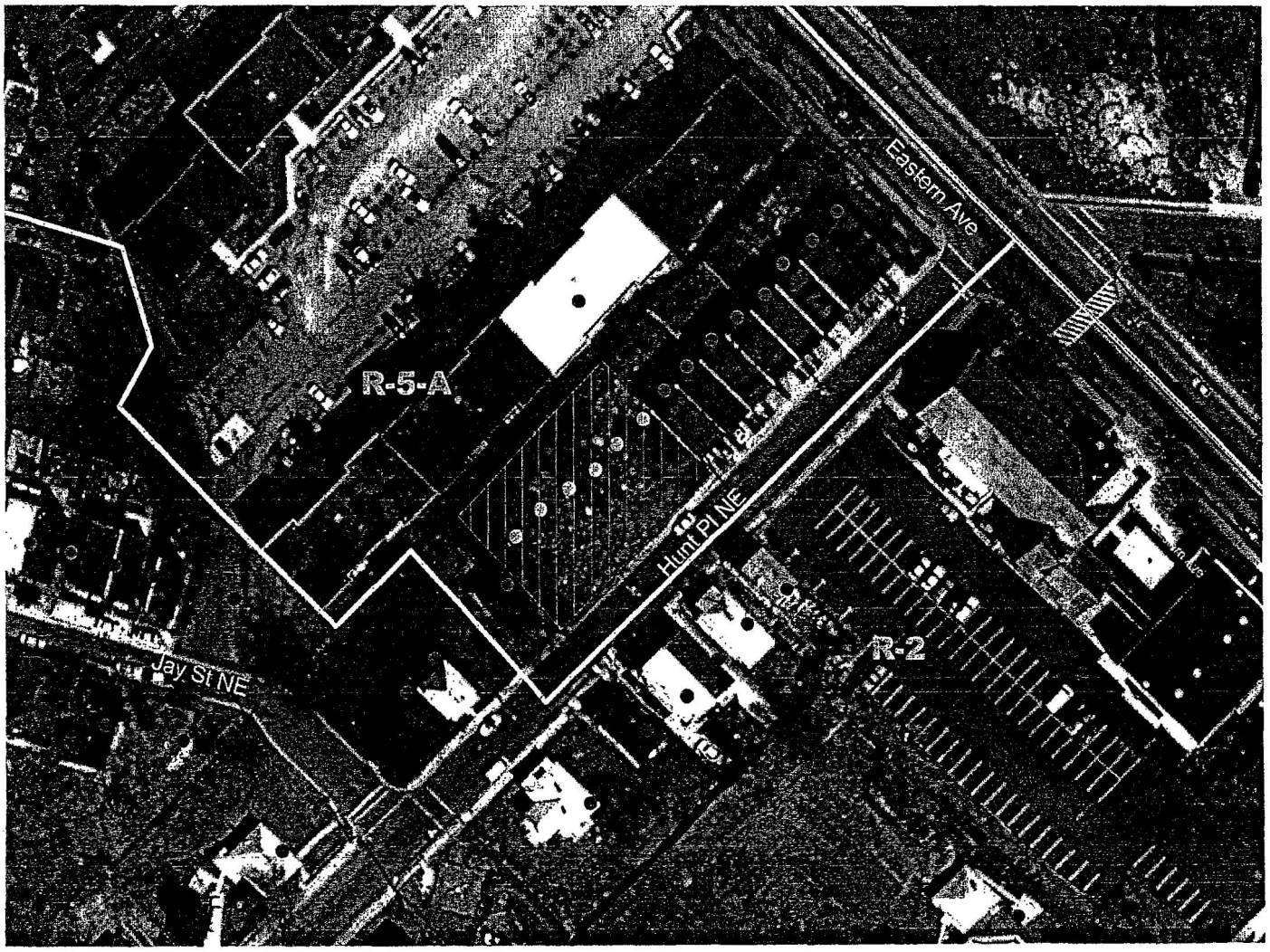
RECOMMENDATION

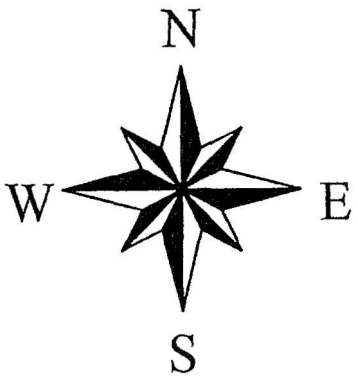
The Office of Planning recommends that the Board of Zoning Adjustment approve a special exception for the overall design of the five row dwelling and one semi-detached dwelling under Section 353, approving the overall design of the project, and grant variances from the side yard and lot size requirement for the one semi-detached dwelling on Lot 36.

Attachments

AA/jf

Proposed Row Dwellings
5516 - 5526 Hunt Place, NE
Square 5204, Lots 31-36
BZA Application No. 16682






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R-5-A
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