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

Office of the Director

MAR 28 2001

D.C. OFFICE OF ZONING
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MEMORANDUM

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

FROM: Milton J. Bailey
Director

SUBJECT: Board of Zoning Adjustment Application No. 16705
R-5-A Review for 18 Proposed Townhouses and FAR and Lot Occupancy Variances for 12 Lots and Approval of 12 Theoretical Lots

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 18 proposed townhouses to be built in the R-5-A area are part of a larger townhouse development project consisting of 56 affordable townhouses now being constructed between Stanton Road SE, Howard Road SE and Pomeroy Road SE. The 56 townhouse project is the result of a planning process initiated in this neighborhood, known as Washington View, by the Washington View Collaborative consisting of 11 major community stakeholders including the developer of this townhouse project. The neighborhood wholeheartedly supports the construction on this entire townhouse project.
2. The remaining 38 townhouses are located in a C-1 zone and an R-4 zone flanking the R-5-A zone and are being developed as a matter of right under the Zoning Regulations.
3. The 18 proposed townhouses to be built in the R-5-A area are therefore of the same size and character as the 38 townhouses being built currently in the remainder of the townhouse development. The lot sizes, FAR and lot occupancy of the proposed townhouses are substantially like those for the townhouses being built in the C-1 and R-4 zones that flank the R-5-A area.
4. The size and scale of the total townhouse development fits in well with the existing townhouses in the neighborhood facing the development on the other side of Howard Road SE.
5. There is a new private street from Howard Road to Stanton Road being built to District of Columbia street design and construction standards as part of the

BZA
Case No. 16705
Exhibit No. 29

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EXHIBIT NO.29

townhouse development. The twelve townhouses and lots to be built fronting on the new private street are theoretical lots because they have no frontage on a dedicated public street. However, they have defacto frontage because the new private street is being constructed to District of Columbia street design and construction standards.

Based on the above comments, DHCD supports the issuance of a special exception to allow the construction of 18 townhouses in the R-5-A area, FAR and Lot Occupancy variances for 12 lots and approval of 12 theoretical lots in the R-4 and R-5-A zoning districts.