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June 5, 2001

HAND-DELIVERED

Ms. Sheri M. Pruitt, Secretary to the
Board of Zoning Adjustment
District of Columbia Board of Zoning Adjustment
441 Fourth Street, N.W.
Room 210 South
Washington, D.C. 20001

01 JUN 6 AM 10:39
DISTRICT OF COLUMBIA
ZONING COMMISSION

Re: BZA Application No. 16705

Dear Ms. Pruitt:

This firm represents Stanton Road Housing LLC (the "Applicant") in the above-referenced application for special exception and variance relief for the construction of 25 townhomes in the R-4 and R-5-A zoning districts. At the conclusion of the public hearing on Tuesday, May 29, 2001, the Chairwoman requested that the Applicant submit a table showing the requested lot occupancy and FAR variances for each lot requiring such relief.

Matter-of-right development in the R-5-A zoning district permits 0.90 FAR and 40% lot occupancy. For lots 31-33, variances to 1.2 FAR and 54% lot occupancy would allow the site plan to be built as presented to the Board. For lots 18-22, the applicant requests variances to 1.0 FAR and 44% lot occupancy. Finally, for lots 25-28, aa 1.0 FAR variance and 48% lot occupancy. The only difference between these proposed variance figures and the variance estimates set forth in the Applicant's pre-hearing submission is the variation that comes from rounding the numbers upward from two decimal points to one decimal point. The rounding adjustment affords the Applicant adequate comfort that slight variations is FAR arising from the exact calculation of the gross floor area of the lower levels included within FAR in certain townhome units will not jeopardize the project as designed.

BZA
Case No. 16705
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO.16705
EXHIBIT NO.39

After consultation with Maddox Engineers, Inc., we herewith submit the enclosed table which sets out the requested variance relief for each lot.

Please direct any questions regarding this exhibit to my attention.

Very truly yours,

George R. Keys, Jr.

Enclosures

cc: Christopher B. LoPiano
Nicole Earle Evans
Raymond A. Norris, P.E.

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

VARIANCES FROM THE FLOOR AREA RATIO AND LOT OCCUPANCY REQUIREMENTS
GRANTED MAY 29, 2001
BZA APPLICATION NO. 16705

LOT 65, PART OF LOTS 64, 66, 67, 811, 818, 859 AND 861
SQUARE 5780
STANTON AND DOUGLAS ROADS, S.E.

LOT	FLOOR AREA RATIO	LOT OCCUPANCY
18	1.0	44%
19	1.0	44%
20	1.0	44%
21	1.0	44%
22	1.0	44%
25	1.0	48%
26	1.0	48%
27	1.0	48%
28	1.0	48%
31	1.2	54%
32	1.2	54%
33	1.2	54%