PRELIMINARY STATEMENT IN SUPPORT
OF ZONING RELIEF ON
LOT 812, SQUARE 5585

The District of Columbia in general, and this area of the city in particular, are woefully short of assisted living residence facilities for senior and other qualified residents. There is also a shortage of suitable available sites to infill community residence facilities due to the size of these structures and the cost of the land.

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D.C. BOARD OF ZONING ADJUSTMENT

Randle Highlands Manor L.P. proposes to effectively address this public need for community residence housing by constructing a 52 unit structure on a corner lot on Square 5585 at 27th and R Streets, S.E. This ideal location was acquired from the D.C. Government as an abandoned apartment building in 2000. The structure has since been razed and the site made ready for the new residence facility.

As a practical matter, the minimum practical structure that can be built requires zoning relief. Although the proposed use is permitted in the Zoning Regulations, a use with the minimum number of units necessary to serve the public at this location requires a special exception under Section 358.8. The granting of this relief will not tend to affect adversely the use and enjoyment of neighboring property and is necessary at this location because the program goals and objectives of the District of Columbia cannot be achieved by a facility

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of smaller size at this location and there is no other reasonable alternative to meet the program needs of this community.

Two area variances are also required to bring this much needed facility to this community: a variance from the maximum FAR (.9) that is permissible in the R-5-A zone; and a variance from the maximum number of stories in an R-5-A zone.

Section 3101.2 of the Zoning Regulations provides three tests for an area variance:

- the property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other exceptional situation or condition;
- by reason of the unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties; and
- 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.

As will be demonstrated in subsequently filed documents and by oral and demonstrative evidence at the public hearing, this application squarely meets

the standards for a special exception and all three tests for the area variances that are requested.

Respectfully submitted,

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