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



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Office of the Director

MEMORANDUM

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

FROM: Stanley Jackson
Director

DATE: June 25, 2002

SUBJECT: Board of Zoning Adjustment Applications Nos. 16904 & 16905
R-5-A Review for 30 Proposed Apartments on Vacant Improved Land (Lot 41, Square 6118) and 96 Proposed Apartments and Accessory Community Building on Vacant Improved Land (Lot 25-29, Square 6092)

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 supports the Application for the following reasons:

1. The proposed apartment project on the two separate sites is replacing existing "moderate density" long-vacant flat front garden apartment buildings with new comparable "moderate density" apartment buildings. This project is responsive to the Ward 8 elements of the Comprehensive Plan that call for replacing abandoned apartment buildings with new or rehabilitated housing units.
2. The neighborhood where the project sites are located is zoned for R-5-A and is shown on the Comprehensive Plan for "moderate density" which is defined as a mix of row houses and garden apartments.
3. The visual scale of the new apartment buildings is reduced to a townhouse scale by a variety of elements used in the design and construction of the buildings. These elements are: sloping gabled roofs at varying heights; separate covered entrances to each of the apartment units; use of brick facing on the first floors and vinyl siding on the second and third floors of each building; use of apartment unit modules spaced side by side and back to back to create the appearance of townhouses; and use of the sloping topography to step the apartment modules down the hill both side to side and back to back to create vertical separations of the various modules.

BZA
Case No. 16905
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16905
EXHIBIT NO.25

4. Placing the apartment unit modules back to back creates two front elevations for each of the new apartment buildings and spreads pedestrian activity throughout the project sites to better ensure the residents personal safety.
5. Where townhouse front entrances face parking lots located on the side of the building facing away from the streets, the townhouses have front yards of the same size, scale and with the same landscaping as those townhouses that face the street.

D.C.-44
APRIL 1980

Memorandum ● Government of the District of Columbia

TO: MR. THELLO MALONE DIRECTOR

Department, Agency, Office: **BZA**

FROM: **Jerrily R. Kress, FAIA Director**

Date: **MAY 2 4 2002**

SUBJECT: **BZA Applicatio**

these copies are for your files - J. Thackaberry

The abov artment/Office of Housin **port as required by z oning Regulations. Pleas DCMR, Section 3114 requires that your rep ed at least seven days (7) prior to the date set for the public hearing on this case.**

APPROXIMATE HEARING DATE: July 30, 2002

Referralmemos/kjw

Thackaberry, please inform the person sending out these notices that our Director is MR. S. JACKSON. Thanks. MZ 5/31/02

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Housing and Community Development

Office of the Director

EXECUTIVE SUMMARY

TO: Stanley Jackson
Director

THROUGH: Robert Trent
Chief of Staff

Lawrence C. Cager, Jr.
Deputy Director for Development Finance

FROM: James Thackaberry
Supervisory Project Manager

DATE: JUN 24 2002

SUBJECT: Board of Zoning Adjustment Applications Nos. 16904 & 16905
R-5-A Review for 30 Proposed Apartments on Vacant Improved Land (Lot 41, Square 6118) and 96 Proposed Apartments and Accessory Community Building on Vacant Improved Land (Lot 25-29, Square 6092)

I. ACTION TO BE TAKEN:

Your review and signature is requested on a memorandum to Jerrily R. Kress, FAIA, Director of Board of Zoning Adjustment, responding to a May 24, 2002 request for comments on BZA Applications Nos. 16904 &16905

II. CRITICAL DEADLINE:

These BZA Applications are Controlled Correspondence Piece No. 30091 with a response deadline of June 21, 2002.

III. BACKGROUND:

These BZA Applications are part of housing development project proposed by the Applicant for three scattered sites at the edge of the Congress Heights Target Neighborhood Initiative Area. One site (not the subject of the BZA Applications) will renovate two small existing apartment buildings. The other two sites (subject sites of the BZA Applications) will demolish existing long vacant apartment buildings and rebuild new apartment buildings of similar "moderate density" on the same sites. The new apartment buildings will have a higher level of design and a townhouse scale that will better blend the new buildings into townhouse residential scale of the neighborhood. This development project is being funded by Housing Finance Agency bond financing and is also currently being underwritten by DHCD's contract underwriters, Abt Associates, for possible DHCD funding.

IV. KEY PARTICIPANTS

Jim Thackaberry, 2-7141
Lawrence C. Cager, 2-7282