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

Office of the Director

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MEMORANDUM

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

FROM: Stanley Jackson
Director

DATE: APR 15 2003

SUBJECT: BZA Application No. 17013 – Request from First Rock Baptist Church Foundation, Inc. for Special Exceptions for Construction of a New Residential Development (Sub-Section 353), Construction and Operation of a Child Development Center (Sub-Section 205), and Extension of Provisions of Less Restrictive R-5-A Zone, into the more Restrictive R-2 Zone (Sub-Section 2514.2), and for a Variance to Extend the R-5-A Provisions more than 35 feet into the R-2 District , all to Permit Construction on Lot 324 in Square 5359 of a 74-unit Seniors Affordable Apartment House and a Child Development Center in R-5-A and R-2 Districts at 4638 H Street SE

Pursuant to the Board of Zoning Adjustment (BZA) request of March 18, 2003, the D.C. Department of Housing and Community Development (DHCD) has reviewed the above referenced BZA Application, supports approval of the three requested Special Exceptions and the one requested Variance, and offers the following reasons in support based upon the specific information presented in the application:

1. The proposed new residential development, 74 affordable rental units for senior citizens, will generate no school age children that would increase the school population in the neighborhood schools and will create no traffic congestion or on-street parking demand. The project lot fronts on two streets, Hayes Place SE and H Street SE, with the front entrance on H Street having a circular driveway drop-off. The project will provide 49 off-street parking spaces (only 16 parking spaces are required) which are accessed by a 15-foot wide public alley that connects Hayes Place to H Street. The off-street parking lot is also accessed directly from Hayes Place. Loading dock space for the project building will be accessed off the public alley.

BZA
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Exhibit No. 28

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CASE NO. 17013
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2. The day care center component of the proposed project will not generate a significant amount of traffic because the 90 children served by the center will derive from the immediate residential neighborhood and walk to the center. The pick-up and drop-off of children is safely accommodated, well into the site, at the end of the parking lot accessed from Hayes Place. The outdoor activity area for the children will not create unsafe conditions for the children or adverse impacts on neighboring properties. The proposed location is well into the interior of the site, at the side of the building, fronting on the open area in the center of the block that serves as a stormwater management pond.

3. The extension of the R-5-A zoning provisions into the R-2 portion of the site will not create an adverse effect on R-2 neighborhood or the R-2 portion of the site because the entire proposed building will be constructed on the present R-5-A portion of the site. The R-2 portion will remain an open area where no development will occur which will continue to provide light and air to the houses in the R-2 neighborhood behind which it is located.

4. The variance to extend the R-5-A provisions more than 35 feet into the R-2 zoned portion of the site is supported by the fact that a large portion of the R-2 portion is located more than 35 feet into R-2 area and is totally landlocked. The only street frontages on the project lot are in the R-5-A portions facing H Street and Hayes Place. Also, the zoning boundary line does not relate to either H Street or Hayes Place and has no relationship to any existing lot configurations in the Square 5359. Development of the landlocked R-2 portion of the project site can only be undertaken in conjunction with the R-5-A portions of the site fronting on H Street and Hayes Place.

5. The proposed project supported by the BZA Application is located in service area of Advisory Neighborhood Commission 7E (ANC 7E). ANC 7E has given written support of the BZA Application which demonstrates the neighboring community's support for the project.