GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

October 30, 2003

Mr. Jim Roy
4920 Elm Street
#250
Bethesda, Maryland 20814

Re: BZA Application No. 17104 (3645–3651 Alabama Avenue, S.E.)
New Residential Development in the R-5-A District

Dear Mr. Roy:

The Office of Zoning (OZ) received the above-cited application on October 24, 2003, accompanied by an October 7, 2003, referral memorandum from the Department of Consumer and Regulatory Affairs (DCRA). OZ review of your application has determined that the DCRA incorrectly cited you with the need for variance relief from subsection 3130.3 (TIME LIMITS ON BOARD ACTION). It has been determined that your application requires relief from the following provisions of the 11 DCMR Zoning Regulations:

Variance from the lot width and lot area requirements under section 401 (3103.2).

Variance from the floor area ratio requirements under section 402 (3103.2). This variance was previously cited as being needed in the DCRA memorandum.

Special exception for a new residential development under section 353 (3104.1), to allow the new construction of two single-family row dwellings and two semi-detached dwellings in the R-5-A District.

Pursuant to the BZA Form 120 instructions 4.D., your application must include a detailed statement explaining how the application meets the specific tests for the special exception and variance relief being sought. I have attached a BZA Form 121 (APPLICANT'S BURDEN OF PROOF FOR VARIANCE AND SPECIAL EXCEPTION APPLICATIONS) to assist you in this regard.

BZA
Case No. 17104
Exhibit No. 18

Board of Zoning Adjustment
District of Columbia
CASE NO. 17104
EXHIBIT NO. 18

Please also be advised that you must also supplement the original $800 filing fee with an additional filing fee in the amount of $2000 ($1200 for the special exception from section 353, and $800 for the additional variance relief under section 401). Please call Richard S. Nero, Jr., Chief, Support Services and Quality Control at (202) 727-6311, if you have any questions relevant to the foregoing.

SINCERELY,

JERRILY R, KRESS, FAIA
Director, Office of Zoning

rsn
Attachment