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

Office of the Director

MEMORANDUM

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

FROM: Stanley Jackson
Director

DATE: DEC 19 2003

SUBJECT: Board of Zoning Adjustment No. 17104 – Variances under Sub-sections 3103.2 and a Special Exception under Section 353 of 3104.1 to Allow the Construction of Four New Townhouses in a R-5-A District located at 3645 -3651 Alabama Avenue SE Lots 63-66 in Square 5671

As requested in a Board of Zoning Adjustment (BZA) memorandum of October 30, 2003, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Board of Zoning Adjustment Application, supports approval of the requested variances and special exception, and offers the following reasons in support based upon the specific information presented in the application:

1. The four proposed townhouses constitute the final phase of construction of a 26 unit townhouse project that was previously approved in September 28, 1976 (Case No. 12147) and nearly completed construction in 1985 in an R-5-A zone.
2. The construction plans proposed to be used for this final construction phase are the same plans that were used for the construction of the 22 previously constructed townhouses in the development. The plans, however, have been changed and updated as required to reflect current building code requirements.
3. Because the final four townhouses will have the same elevations and scale as the previously constructed portions of the townhouse project, they will, of course, blend with the existing character of the townhouse project.
4. The existing brick townhouse project blends well with the scale of immediately adjacent Fairfax Village and brick single family home neighborhood.
5. The variances from lot area and lot width requirements are required to permit the construction of the interior (middle) two of the four proposed townhouses. The special exception is required for all four proposed townhouses to

BZA
Case No. 17104
Exhibit No. 24

Board of Zoning Adjustment
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EXHIBIT NO. 24

reactivate the previous BZA approval granting permission to build townhouses in a single family R-5-A district.

6. The District will derive substantial benefits from the approval of the construction of these four townhouses consisting of four additional housing units added to the District with an increase in the District's population by four households. There will also be a substantial increase in the assessed value of this undeveloped vacant site by its development as four fee-simple townhouse properties.

7. Based upon the benefits to be derived, DHCD feels reactivating the previously approved variances and special exceptions for this project is warranted and supports their approval. However, we realize that the BZA must weigh the benefits against the long period of time that has elapsed since the previous approvals and the body of precedent(s) that would support the reactivation of such an old previous approval.