Item D for BZA...Detailed statement regarding how this application meets the specific tests identified in the Zoning Regulations for variance.
RE: 3645-3651 Alabama Ave SE Washington DC Ward 7.

This application meets the specific tests identified in the Zoning Regulations for a variance. In the next several paragraphs, it will be clear the physical characteristics of the property are affected, there will be no detriment to the public good, in fact there will be several benefits, and by granting the application, the general intent and purpose of the Zoning Regulations and Map will not be compromised.

First, by granting a variance from section 3130.3 for time limits on board action, it will allow the owner of the land to complete the townhome project (4 more homes) that is currently providing quality housing to 26 people/families in South East DC. Currently, the permit office will not issue permits to start construction without relief from a variance that was not an issue when the project was started and almost completed in 1985. The plans have not changed and having to start over with new plans would cause a financial hardship on the owner. It would also be inconsistent with the rest of the neighborhood as the owner is using the same plans (with minor variations for new code issues) as in 1985.

Granting the application will not be of substantial detriment to the public good. In fact, it will turn an unimproved piece of private property into housing for 4 families and the tax assessment for the land will increase substantially providing more revenue to the DC government. There will be no effect on traffic, noise, lighting, etc once the project is completed, it is expected to take 5 months from ground breaking.

Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. In fact, it will allow housing to be built on land zoned R-5-A and complete a project that has been approved and permitted years ago.

This is the time to finish the project, increase tax revenue to DC and provide housing to 4 more families in the DC area.

Respectfully,

Jim Roy
Owner
301-986-6412

BZA
Case No. 17104
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17104
EXHIBIT NO. 5