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: November 18, 2004

SUBJECT: Board of Zoning Adjustment No. 17252 – Special Exceptions under Sub-section 3104.1 Section 353 to Allow the Construction of a new Residential Development in a R-5-A District and Section 410 to Allow Multiple Buildings to be Considered as a Single Building on the premises located at 4922-4930 Call Place SE, 4911-4927 C Street SE and 301 and 305 50th Street SE (Square 5336, Lots 1, 27, 28, 29, 30, 31, 32, 33, 34, 35, 2001-2015)

As requested in a Board of Zoning Adjustment (BZA) memorandum of October 7, 2004, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Board of Zoning Adjustment Application, supports approval of the requested Special Exceptions, and offers the following reasons in support based upon the specific information presented in the application:

1. DHCD is a major stakeholder in the project and is currently completing underwriting of funding to support a portion of the development costs for this proposed project for the purpose of supporting the construction of 76 new affordable housing units.
2. The 76 housing units will be sold to households with total incomes of 80% or less of Metropolitan Area Median Income as defined by the U.S. Department of Housing and Urban Development.
3. The proposed density of 76 units is a reduction by almost half of the current 143 dwelling units that are located in the nine vacant multi-family buildings located on the site. Additionally, the scale of the proposed new buildings (two and three stories) is much less than that of the nine existing multi-family buildings which are all four stories tall.
4. The total lot coverage of the proposed new buildings is 31.43% which is less than the maximum 40% lot coverage allowed in a R-5-A Zone.

BZA
Case No. 17252
Exhibit No. 26

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EXHIBIT NO. 26

5. All housing units in the proposed project have direct outside entrances. There are no shared interior stairwells in any of the buildings. Three of the new multi-family buildings (representing eighteen of the housing unit entrances) will have their entrances facing the parking lot and landscaped open green areas in the interior of the project site.
6. The landscaped green public space in the center of the project site is more for passive use and being looked at than for actual active use by the residents. The Green space is for the most part occupied by a steeply sloping hillside (with a slope of 1 foot in 3 feet – 1 foot vertical rise for each 3 horizontal feet).
7. The project provides one parking space for each of the proposed 76 units with the distribution of parking space being 65 on-site off-street parking spaces in two parking lots flanking the interior Green space and 11 inside garage spaces in the 4 bedroom townhouse units.
8. Only two curb cuts serve the on-site parking lots – one curb cut is located on C Street SE and the other curb cut is located on Call Place SE. Traffic generation on and off the project site is limited to these two proposed curb cuts which means that all the curb side space on this block, except for the two curb cuts, is available for on-street parking.