

Before the
D.C. Board of Zoning Adjustment

Statement in Support of the Application of the
Randle Highlands Manor Limited Partnership

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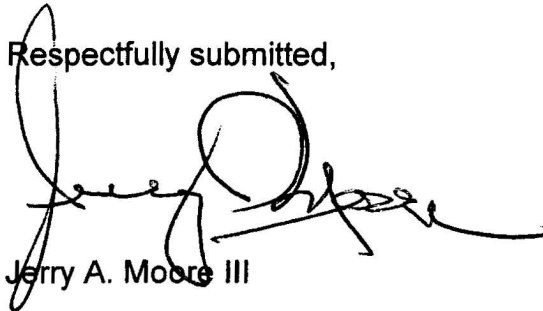
Randle Highlands Manor Limited Partnership (hereinafter "Randle Highlands") requests relief under Sections 2516.1 and 3104.1 of the D.C. Zoning Regulations for a Special Exception to permit 11 principal buildings on a single subdivided lot within a residence district and (area) variances from Section 403.2 and 404.1, as provided by Section 3103.2 to allow a 2% increase in the maximum percentage of lot occupancy and a 49% - percentage (average) reduction in the minimum depth of rear yard in an R-5-A district at premises 2700 R Street, S.E., lot 812 in Square 5585.

A single family residential structure is permitted in R-5-A district as a matter-of-right. Section 2516.1 permits two or more residential structures to be erected on a single subdivided lot that is located in a residence district. The number of principal buildings is not limited, provided that each meets the minimum density requirements. Section 2516.4. The attached building plans demonstrate that a sufficient amount of open space, means of ingress and egress and a rear yard are provided. The area of land that forms a covenanted means of ingress and egress is not included in the area of any theoretical lot, or in any required yard. The means of vehicular ingress and egress to all buildings are at least 25 feet in width, provide 2 means of access to the street and a turning area with a diameter of not less than 60 feet. The proposed development

complies with the substantive provisions of Section 2516 and will not have an adverse effect on the present character and future development of the neighborhood. There are adequate public facilities and infrastructure available.

The Comprehensive Land Use Map of the District of Columbia designates this site for row houses and multi-family garden apartments. Instead of building a multi-family structure, however, the owner has responded to the community's wish that single family housing be developed on this site. Despite being severely restrained by contour, grading and size, the site will accommodate 11 single family residences with a small (2%) variance from the lot occupancy requirement and a variance from the minimum rear yard requirement. Thus, by reasons of exceptional topographical conditions and other extraordinary conditions on the site, strict application of the lot occupancy and minimum rear yard requirements would result in peculiar and exceptional practical difficulties which can be remedied by the requested variances without having an adverse effect to the Zoning Regulations and Map.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jerry A. Moore III", is written over a horizontal line. The signature is stylized with a large loop at the end.

Attachments