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: Jalal Greene
Director

DATE: **June 8, 2005**

SUBJECT: Board of Zoning Adjustment No. 17350 – Special Exception under Sub-section 3104.1 Section 353 to Allow the Construction of a new Residential Development in a R-5-A District

D.C. BOARD OF ZONING ADJUSTMENT
2005 JUN 15 PM 3:00

As requested in a Board of Zoning Adjustment (BZA) memorandum of April 26, 2005, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Board of Zoning Adjustment Application, supports approval of the requested Special Exception, and offers the following reasons in support based upon the specific information presented in the application:

1. A two-story eight unit apartment building will be developed on a currently vacant cleared corner property. The project will provide one and two bedroom subsidized apartments for handicapped individuals.
2. The property has a substantial slope from the highpoint at the corner of Queen's Stroll (Drake Place) and 54th Street SE down into the site. This will permit the two-story building to set into the hillside and have at grade access to all the apartments on the first and second floors of the building. By being set into the hillside, the building will have the appearance from the street corner of a one-story building.
3. As a result of the building placement with respect to the property's topography, the building will blend into the one story character of houses in the nearby neighborhood.
4. There are other multi-family buildings located in the neighborhood.
5. The R-5 Zone permits the construction of special needs and institutional type uses that are compatible with adjoining residential areas. R-5 Zone also permits the construction of multiple dwellings (apartment houses) subject to the requirements of Section 353 for BZA approval of all new residential uses in an R-5 Zone.

BZA
Case No. 17350
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17350
EXHIBIT NO. 25

6. The total lot coverage of the proposed new buildings will not exceed the maximum 40% lot coverage allowed in a R-5-A Zone.
7. The two current lots are being consolidated into one record lot. The application for subdivision is in process.