PREHEARING STATEMENT

REVISED STATEMENT OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION TO THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA FOR SPECIAL EXCEPTION

PURSUANT TO SECTIONS 353.1, and 3104

OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

5300 block Queen's Stroll, SE
(Square 5299, Lots 14 and 15)

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BZA Case No. 17350

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Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17350
EXHIBIT NO. 29

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INTRODUCTION

This is a revised Statement of Explanation and Reasons supporting the application of 54th Street Corporation, (hereinafter "Applicant") for a special exception under Section 353.1 of the Zoning Regulations which requires approval by the BZA of new residential developments. The property is located at 5300 block Queen's Stroll, SE (Square 5299, Lots 14 and 15) in the R-5-A Zone District.

DESCRIPTION OF THE APPLICANT

54th Street Corporation is a District of Columbia Corporation which provides housing and social services to persons with disabilities. This project will be developed as a two-story apartment building providing subsidized housing for handicapped individuals.

THE SUBJECT PROPERTY

A. Location and Description of the Property

The property which is the subject of this Application is cleared land located at the 5300 block Queen's Stroll (Drake Place), SE (Square 5299, Lots 14 and 15).

B. Area Surrounding the Property

The Property is in a residential area of multiple and single family dwellings. Its topography is characterized by rolling hills.

C. Zoning History and Use History

The area is zoned R-5-A. The property is subject to the Zoning regulations generally applicable to buildings in the R-5-A Zone District. No lot number has yet been assigned to it. The application for subdivision is pending.

REASONS IN SUPPORT OF APPLICATION FOR SPECIAL EXCEPTION

A. No Adverse Effects

There will not be substantial detriment to the public good and neighbors are supportive of the change requested here. Our plans, pictures, and testimony show, and will show, that there will be no appreciable impact on light and air available to adjacent and nearby properties. Secondly, the privacy of neighbors will not be unduly compromised. Thirdly, the project as viewed from Queen's Stroll and 54th Streets will not substantially visually intrude upon the character, scale, and pattern of nearby houses.

Finally, the addition will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

B. Compliance with Section 410 of the Zoning Regulations of the District of Columbia.

The proposed multifamily building will comply with all the applicable requirements of Section 410 of the regulations as specifically set forth below:

410.1 Introduction
410.2 The proposed development is one building.
410.3 All front entrances of the group will abut the street.
410.4 No rear or service entrance will abut a street, front yard, or front court.
410.5 There are no exterior stairways above the level of the joists of the main floor.
410.6 Subdivision of the property into one lot is pending. The provisions of §410.6 (a) through (c) will be met:
(a) There will be adequate free access to the street from each unit in the building.
(b) There will be adequate access for fire protection and other purposes.
(c) There will be adequate yards, courts, light, and air for each unit in the building.
410.7 The height is well below the 40 foot and three-story height limitations in the regulations (11 DCMR §400.1), as measured from the curb at the front of the building on 54th Street.
410.8 There are only 4 dwelling units on each floor.
410.9 All front entrances abut the street.
410.10 Not Applicable
410.11 There are no exterior stairways above the level of the joists of the main floor.
410.11 Not applicable
410.12 Not applicable
410.13 Not applicable
410.14 Not applicable
410.15 Not applicable
410.16 The erection of the buildings will not affect adversely the present character or future development of the neighborhood.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

A. Appropriate Residential Use

(a) Provision of housing for persons with disabilities fulfills the objectives of the R-5-A District. See *Comprehensive Plan of the District of Columbia* Sections 1807.3, 1808.1(b), (c) and (g), regarding low income housing.

CONCLUSION

The Applicants should be granted a special exception to build subsidized housing for the handicapped in the R-5-A zone. Such a use will be in harmony with the purpose and intent of the Zoning Regulations.

Respectfully submitted,

Stephen N. Gell, Esq.