



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



REVISED APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought Area Variance · Use Variance Special Exception	Section No(s).
1265 Talbert St. SE	5807	962	R-4	Sp. Exc. Variance	410.1, 410.12 2516.6(a)

Present use(s) of Property: VACANT LOT

Proposed use(s) of Property: CONSTRUCTION OF 23 FLATS (46 UNITS)

Owner of Property: YOSIEF MAHARRAI

Telephone No: 202-306-2154

Address of Owner: 3686 KING ST. ALEX. VA. 22302

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public

Hearing Notice: SP. EXC. Under 410.1 and 410.12 to permit construction of 23 flats (46 units) on a vacant parcel at 1265 Talbert St. N.E. ALTERNATIVELY, A VARIANCE FROM § 2516.6(a) to include the means of ingress and egress in the area of a theoretical lot.

Estimated construction cost \$ 7,000,000

Advisory Neighborhood Commission Single-Member District(s)

8A03

Date: Jan. 9, 2006

Signature: *Stephen N. Gell* Applicant*

* The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.

To be notified of hearing and decision:

(Owner or Authorized Agent*)

Name: Stephen N. Gell, PC
Fifth Floor, 1101 30th St. NW
Address: Washington, DC 20007

Phone No.: 202-625-8311

Fax No.: 703-522-5503

E-Mail: SGell@dcplanning.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Board of Zoning Adjustment
District of Columbia
CASE NO. 17360
EXHIBIT NO. 25



ZONING SELF-CERTIFICATION FORM



Project Address(es)

1265 TALBERT ST. SE.

Square

5807

Lot(s)

962

Zone District(s)

R-4

Case No.

17360

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:



DCMR Title 11 - 3113.2



DCMR Title 11 - 3113.2



DCMR Title 11 - 3113.2

which is provided for by DCMR Title 11 Section No(s):

4101.1, 410.12, 2516.6(a)

Pursuant to 11 DCMR 3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia;
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature

Owner's Name (Please Print)

YOSIEF I. MAHARAI

Agent's Signature

Agent's Name (Please Print)

STEPHEN N. GELL

D.C. Bar No.

132464

or

Architect Registration No.

OFFICE OF ZONING DETERMINATION

(DCMR Title 11 3113.2)

Based upon review of the application and self-certification, this application is:



Accepted for filing.



Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.



Rejected for failure to comply with the provisions of

☐ DCMR Title 11 - 3113.2; or

☐ DCMR Title 11 Zoning Regulations.

Explanation

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17360

EXHIBIT NO. 29-A

RECEIVED
 D.C. OFFICE OF ZONING
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Date

Signature

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	60,765	—	—	60,765	—
Lot Width (ft. to the tenth)	—	—	—	134.94' av.	—
Lot Occupancy (building area/lot area)	—	—	36,459 sq ft 60%	30%	—
Floor Area Ratio (FAR) (floor area/lot area)	—	—	—	—	—
Parking Spaces (number)	—	23	—	30	—
Loading Berths (number and size in ft.)	—	—	—	—	—
Front Yard (ft. to the tenth)	—	—	—	—	—
Rear Yard (ft. to the tenth)	—	20'	—	20' +	—
Side Yard (ft. to the tenth)	—	8' and 8'	—	8' + and 8' +	—
Court, Open (width by depth in ft.)	—	6.0'	—	VAR	—
Court, Closed (width by depth in ft.)	—	—	—	—	—
Height (ft. to the tenth)	—	—	3 stories 40'	3 stories 38'5 $\frac{3}{8}$ "	—

Yosief Maharai
6739 S. Sherbourne Dr.
Los Angeles, Calif. 90056

September 30, 2005

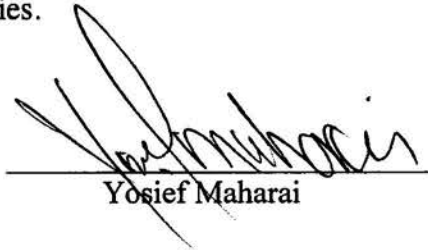
Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, DC 20001

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D.C. OFFICE OF ZONING
2005 JAN 10 AM 10:2

**Re: BZA Case No. 17360 - Variance for 1270 through 1280 Talbert
Street, S.E. (Square 5807, Lot 962)**

Dear Mr. Griffis:

This will authorize Stephen N. Gell to represent us and bind us in
proceedings on the subject matter before the Board of Zoning
Adjustment and other District agencies.


Yosief Maharai

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17360
EXHIBIT NO. 29-B

**REVISED STATEMENT OF EXPLANATIONS AND REASONS
SUPPORTING AN APPLICATION**

**TO THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

**FOR SPECIAL EXCEPTIONS PURSUANT TO §§410.1, 410.12, and 3104
OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS**

**IN THE ALTERNATIVE FOR A VARIANCE PURSUANT TO §§ 2516.6(a) and
3103.2 OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS**

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2006 JAN 10 AM 10:12

1265 Talbert Street, S.E.
Square 5807, Lot 962

BZA CASE No. 17360

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 17360
EXHIBIT NO. 29-C

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INTRODUCTION

This is a Statement of Explanation and Reasons supporting the application of Yosief Maharai for two special exceptions under Sections 410.1 410.12, and 3104 of the Regulations of the District of Columbia Zoning Commission, (hereinafter, "Regulations") to permit construction of 23 flats on a vacant parcel at 1265 Talbert Street, SE. (Square 5807, Lot 962. The special exceptions will permit constructing the 23 flats on a single lot as a single building and will permit many of the front entrances of the flats to face the side yard.

Alternatively, we seek a variance from Section 2516.6(a), which provides that the means of ingress and egress shall not be included in the area of the theoretical lot.

DESCRIPTION OF THE APPLICANT

The applicant/owner of the property is Mr. Yosief Maharai whose local address is 3686 King Street, Alexandria, VA. 22302.

DESCRIPTION OF THE PROJECT

The Project will be 23 three-story flats. Each of the units will be 1,584 square feet with three bedrooms and two and a half bathrooms.

THE SUBJECT PROPERTY

A. Location and Description of the Property

The property is a long, narrow, wooded area stretching in a southeasterly direction from the intersection of Talbert Street and Talbert Terrace, S.E. The property has been undeveloped for many years since no one could devise an appropriate development strategy, given the difficult shape and topography of the lot.

B. Area Surrounding the Property

Surrounding the property are primarily single family ^{and} row dwellings.

C. Zoning History and Use History

The property is in the center of the R-4 Zone District which encompasses several square blocks. The R-4 Zone District permits row dwellings, conversions, and apartments.

REASONS IN SUPPORT OF THE APPLICATION FOR SPECIAL EXCEPTION

A. Compliance with D.C. Zoning Regulations

Section 410.1 of the Regulations provides as follows:

In the R-5 District, if approved by the Board of Zoning Adjustment as a special exception under § 3104, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls erected from the ground up or from the lowest floor up, may be erected and be deemed a single building for the purpose of this title; provided, that the requirements of §§ 410.2 through 410.11 shall be met.

The provisions of §§ 410.2 through 410.11 are met as follows:

- 410.1 All buildings in the group will be erected simultaneously.
- 410.2 Admittedly all front entrances of the group will not abut a street, front yard, or front court. However, see Section 410.12
- 410.3 No rear or service entrance will abut a street, front yard, or front court unless below the main floor.
- 410.4 No exterior stairway will be constructed above the level of the joists of the main floor unless located entirely within the building area.
- 410.5 Subdivision of the property is not contemplated.
- 410.6 The heights will be measured properly and will meet the requirements.
- 410.7 Only one front entrance abuts a street, front yard, or front court.
- 410.8 While only one front entrance abuts a street, etc., the other entrances meet the following saving language of § 410.9:
- 410.9 "... a front entrance may abut a side yard if all one-family dwellings or dwelling units to which the entrance is appurtenant are located no nearer a street upon which the lot abuts than the rear of any part of the group having a front entrance abutting a street, front yard, or front court."
- 410.10 Deleted
- 410.11 There are no exterior stairways.
- 410.12 In the event that § 410.9 is found not to be applicable, please note that § 410.12 gives the Board flexibility to accept the configuration under the following language:

In the R-5 and R-5-A Districts, if approved by the Board of Zoning Adjustment as a special exception under § 3104, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls from the ground up or from the lowest floor up, may be erected and be deemed a single building for the purpose of this title, when the group does not comply with the provisions of §§ 410.1 through 410.11, subject to the following conditions:

- (a) The provisions of §§ 410.4 and 410.5 shall be complied with; and
- (b) The erection of the group of buildings shall not affect adversely the present character or future development of the neighborhood.

B. No Adverse Effects

As indicated above, §§ 410.4 and 410.5 are complied with. Moreover, the project does not affect adversely the present character or future development of the neighborhood. Quite the contrary.

1. The neighborhood is well settled and there are few available sites.
2. Most of the nearby houses which can be seen from the front of the property are row houses. The houses in our project will look quite similar to the others nearby.
3. The project uses brick for the exteriors, whose easy maintenance will enhance the appearance of the buildings both now and in the future.
4. Development on this lot will be largely hidden by the fact that only a small portion of the lot is adjacent to the street.
5. Finally, development of this project will remove a drug-infested weed-tree lot and replace it with market rate condos, which will do much to remove blighting influences, improve security, and promote peace in the neighborhood.

C. Parking and traffic

We exceed the required parking on site by 7 spaces. In addition, the Anacostia Metro Station is three or four blocks away, making it probable that some residents will choose not to have cars. According to the neighbors, while some areas of the neighborhood, such as Dexter Terrace and Talbert Terrace are tight, there are often available parking spaces on Talbert Street, since several of the single family homes have driveways. Our project is close to Talbert Street and we can encourage residents to use that street rather than the others for parking additional cars.

The neighborhood has not effectively pursued its options of regulating parking by introducing more limited parking zones. We have discussed the problem with the neighbors and have offered to work closely with them to obtain the necessary changes.

Additional traffic generated by the project has been found by our traffic consultant to be minimal since it will normally be spread out over a few hours.

Theoretical Lots

The purpose of § 410 was to permit a developer to treat a group of buildings as one building. That should mean that calculations of FAR, height, lot occupancy and side and rear yards should be based on the presumption that this is a single building. We do meet all those criteria. The total square footage of the building is 18,216 while the size of the lot is 60,765 square feet, a 30% lot occupancy. Side, rear, and front yards are also adequate under the regulations.

It is our opinion that the provisions of §§ 2516.1-11 do not apply to this project, notwithstanding the provisions of § 2516.8, which provides as follows:

The provisions of this section shall also apply to buildings erected under the terms and conditions of § 410, relating to a group of one-family dwellings, flats or apartment houses, or a combination of such buildings.

The most reasonable interpretation of § 2516.8 would be to apply it to § 410 only when there are two or more groups of buildings being placed on a single subdivided lot.

The purpose of § 2516 is summed up in the first section, § 2516.1:

If approved by the Board of Zoning Adjustment as a special exception under § 3104, *two (2) or more principal buildings* or structures may be erected on a single subdivided lot, subject to the provisions of this section. (*Italics added*)

In our case, the 24 flats comprise one principal building under § 410 and there is no intent to put two principal buildings on one lot. Admittedly, the application of this section depends on the definition of “principal building”. There is evidence that where there is a group of row houses, considered one building under § 410, it should be considered one “principal building” under § 2516. For instance, § 2516.4 refers to the “open spaces around each building”. This only makes sense if a group of connected buildings is considered one building. § 2516.6 (b) provides that each means of vehicular ingress or egress to any principal building shall be twenty-five feet...” Therefore, if each townhouse is a separate building, there must be an access road to it. This is clearly at odds with § 410 which permits some entrances to face a side yard. Finally, § 2516.6(d) contains a proviso “that the Board shall give specific consideration to the spacing of buildings. It appears that the drafter intended 2516 to apply only to buildings or groups of buildings that could be separated.

Consider also, § 2516.5, which applies only where a “principal building has no street frontage...” If each row house in a group of row houses is to be considered a principal building, then what is to prevent a building housing several row houses in an R-5-A zone from being considered several principal buildings, each required to meet theoretical lot calculations. That was not the case in BZA Case No. 17252, AmeriDream Amber Overlook LLC, et al. where the Board and the Office of Planning considered several row houses as one building for purposes of theoretical lot calculations. See Summary Order of December 14, 2004 and the Office of Planning report of November 16, 2004.

Moreover, the BZA has wide discretion with respect to cases that come under § 410. Note that § 410.12 provides for discretion with regard to

- (a) whether front entrances abut a street,
- (b) subdivision under § 410.6,
- (c) height, and
- (d) whether exterior stairways shall be constructed above the level of the joists of the main floor.

Moreover, § 410.6 gives the BZA considerable flexibility in determining whether a subdivision of the property may be authorized. The elements to be considered by the BZA presumably are aimed at the same protection of the residents and the neighborhood as the provisions of 2516.

- (a) Adequate free access to the street from each separate dwelling, group of dwellings, or buildings resulting from the subdivision;

- (b) Adequate access for fire protection and other purposes ...
- (c) Adequate yards, courts, light, and air for each dwelling

Since the BZA is looking at those elements in relation to the project on a single lot, any reading of 2516 that would also make this one group of flats subject to the tests of § 2516 would appear to be excessive. The Board has the flexibility to exclude from its reach one group of buildings being placed on a lot of record. This same rationale is at work in § 401.5, which provides that in R-5-A Districts, the 1800 square foot minimum for each lot is not applicable where sufficient total land area is found in the building lots and the common areas taken as a whole.

Finally, consider these other anomalies. Without applying a rule of reason, § 2516.5(a), which provides “the front of the building shall be the side upon which the principal entrance is located” would supersede § 410.12 which permits front entrances to face side yards.

The mere fact that § 2516.8 refers to § 410 is not dispositive, since § 353 also refers to § 410 but has never been applied because § 353 is only applicable to single buildings and § 410 relates to groups.

Most compellingly, the provisions of § 3202.3 which requires that each principal building be on a separate lot of record specifically exempts separate commercial structures erected or maintained in single ownership. Had the drafters intended a group of row houses to be considered a principal building under § 3202.3, despite the fact that § 410 provides that it will be treated as one building, it would have so provided.

REASONS IN SUPPORT OF THE APPLICATION FOR VARIANCE

If the Board decides to consider this project subject to § 2516, we hereby request a variance from § 2516.6(a), which provides that the means of ingress and egress shall not be included in the area of the theoretical lot. This will enable us to count part of the street access and parking areas in determining lot area and lot occupancy. All other requirements of § 2516 are met:

Uniqueness of the property

The property is a long, narrow, wooded area stretching in a southeasterly direction from the intersection of Talbert Street and Talbert Terrace, S.E. The building sites sit on an elevated area with a very steep drop-off to the alley on the North. Substantial regrading and retaining walls will be needed to develop the project. The property has been undeveloped for many years, since no one could devise an appropriate development strategy, given the difficult shape and topography of the lot.

Extraordinary or exceptional practical difficulties

There is an extraordinary topographical condition which creates exceptional practical difficulties for development on this parcel. This property has sat idle for a number of years because the difficult topography produces a cost of construction which, when compared with likely sales prices in this neighborhood, has discouraged other builders or homeowners from proceeding. The building site is substantially above the grade of the houses to the North. Development will require a costly retaining wall, substantial earth-moving and other site

preparation expenditures which will exceed \$___ million. Development would not be possible if the number of condo units was reduced.

In *Monaco v. DC BZA*, 407 A2d 1091 (1978), an Applicant's inability to realize a reasonable return on investment was judged to be a justification for finding uniqueness and hardship. In a later case involving the same complainant, the Court held that variances should be granted where strict application of the regulations would be "unnecessarily burdensome" *Monaco v. DC BZA*, 409 A2d 1067, 1072 (1980). We are mindful of the court's injunction that neither extra profit nor convenience will justify the grant of a variance. In our case, however, it can be demonstrated that development is not feasible without BZA relief.

BENEFITS OF PROPOSED USE

The project will have a positive impact on the neighborhood.

- A. Neighbors have expressed concerns about the blighting influence this parcel continues to have on the neighborhood. It is the existence of cleared parcels like this which attract drug dealers, provide a means of eluding law enforcement, and attract trash dumping and other undesirable activities that continues to retard the efforts of the neighbors to improve the safety and quality of life for the area.
- B. This project will bring more middle income, upwardly mobile folks into the neighborhood. No doubt, many residents will have children in the public schools and will actively participate in school affairs as concerned parents.
- C. In addition, residents are likely to have disposable income which should help to stimulate the growth of neighborhood shopping and restaurant facilities.
- D. The applicant has committed to providing enhanced landscaping, particularly in the area that is visible from Talbert Street.
- E. Since the filing of the application, we have reduced the density by eliminating one house containing two units.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

Appropriate Residential Use

This proposal is in keeping with the Comprehensive Plan's designation of the site for moderate-density residential use. Specifically, the project meets various goals of the Comprehensive Plan, particularly the Ward 8 Objectives.

§ 1908.1 urges the private sector to

- (a) ...increase the number of owner-occupied and single-family housing units in the ward; and
- (d) Promote new and rehabilitated housing to meet all levels of need and demand...

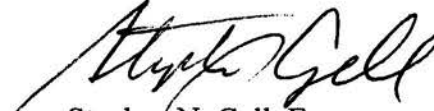
§ 1920.1 provides the following objective for urban design:

- (g) Encourage new development in areas with vacant or underused land to secure a strong, positive physical identity.

CONCLUSION

The Applicant should be granted the necessary variances and special exception to allow 23 flats to be built on the site. Permitting the requested relief will have no adverse effect and will be in harmony with the purpose and intent of the Zoning Regulations.

Respectfully submitted,



Stephen N. Gell, Esq.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 17252 of AmeriDream Amber Overlook LLC et al, pursuant to 11 DCMR § 3104.1, for special exceptions for a new residential development under section 353, and for multiple buildings to be considered a single building under section 410, to construct a residential development containing 76 row dwellings, flats, and multi-family dwellings in the R-5-A District at premises 4922-4930 Call Place, S.E., 4914-4927 C Street, S.E. and 301 and 305 50th Street S.E. (Square 5336, Lots 1, 27, 28, 29, 30, 31, 32, 33, 34, 35, 2001-2015).

HEARING DATE: December 14, 2004
DECISION DATE: December 14, 2004 (Bench Decision)

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 7E and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 7E, which is automatically a party to this application. The ANC 7E Chairperson submitted a letter in support of the application. The ANC letter did not meet the requirements entitling it to receive great weight under section 3115. The Office of Planning (OP) submitted a report in support of the application.

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3104.1, for special exception under sections 353 and 410. No parties appeared at the public hearing in opposition to this application. Accordingly a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP report, the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR §§ 3104.1, 353 and 410, that the requested relief can be granted, subject to the conditions set forth below, as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further

D.C. OFFICE OF ZONING

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concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application be **GRANTED** subject to the following **CONDITIONS**:

1. The demising wall construction shall include sound attenuation insulation. The demising wall assembly shall not be less than 50 STC (sound transmission class). Floor ceiling assemblies shall have not less than 55-59 STC.
2. "The Green" shall be constructed in accordance with the site landscape plan, as shown on Exhibit No. 32. The project shall be constructed to include but not limited to a green space (The Green), which will be terraced and landscaped with seasonal vegetation (annuals and perennials), a low garden wall, and shade trees.
3. The parking lot shall be constructed in accordance with the parking plan and landscape plan, as shown in Exhibit No. 27 to include but not limited to:
 - a. The sidewalks adjacent to the parking areas shall be setback from the edge of the parking spaces and the intervening area shall be covered with grass, to eliminate the need for wheel stops.
 - b. The easternmost compact parking space shall be relocated to another area of the site, to improve access to the garages adjacent thereto.
 - c. Landscaping shall be increased along the interior sidewalks on both sides of the parking lots and foundation plantings shall be placed at the buildings facing the parking lots.
 - d. Trees shall be planted at equal intervals around the buildings facing the parking lots.
 - e. Downward directed lighting fixtures shall be located around the parking lots, as shown on the plan marked as Exhibit 33 of the record.

VOTE: **4-0-1** (Geoffrey H. Griffis, Curtis L. Etherly Jr., John A. Mann II and Ruthanne G. Miller to approve, the

Zoning Commission member not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring member approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning

FINAL DATE OF ORDER: DEC 15 2004

UNDER 11 DCMR 3125.9, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE FOR THE BOARD OF ZONING ADJUSTMENT."

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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D.C. OFFICE OF ZONING
2004 DEC 13 PM 1:19

Memorandum

TO: Board of Zoning Adjustment

FROM: *ALS for*
Andrew Altman, Director
Office of Planning

DATE: November 16, 2004

SUBJECT: BZA Application #17252

4922 – 4930 Call Place, S.E. 4911 – 4927 C Street, S.E., and
301 and 305 50th Street, S.E.

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D.C. OFFICE OF ZONING
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APPLICATION

The applicant, AmeriDream Amber Overlook, LLC, requests pursuant to 11 DCMR 3104.1, a special exception for new development in the R-5-A § 353 District and for multiple buildings to be considered a single building under § 410.

SUMMARY RECOMMENDATION

The Office of Planning believes the application meets the standards of Section 3104 and the special exception request should be approved.

SITE AND AREA DESCRIPTION

The subject property is located in the Marshall Heights Neighborhood of Ward Seven. It consumes all of Square 5336, including Lots 30, 32, 33, 2001, and 2015 on Call Place, Lots 1, 27, 28, 29, and 34 on C Street; and Lots 31 and 35 on 50th Street. The property is approximately 101,500 square feet in land area, with approximately 588 feet of frontage along C Street, 200 feet along 50th Street, 427 feet along Call Place and 236 feet along St. Louis Street. The property is bounded by C Street on the north, Call Place to the south, 50th Street to the east and St. Louis Street to the west.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17360
EXHIBIT NO. 29-E

Fletcher-Johnson Educational Center is directly south east of the subject site and Nalle Elementary School is directly across C Street, north of the site. The nearest commercial area is approximately 5 blocks to the south at the intersection of East Capitol Street and Benning Road. There is a major commercial center (East River Park) approximately one mile west of the subject site.

The subject property is within walking distance of the Fort Circle Park System, with active recreation venues in Fort Dupont Park to the south and Anacostia Park/ Kenilworth Aquatic Gardens to the northwest.

BACKGROUND

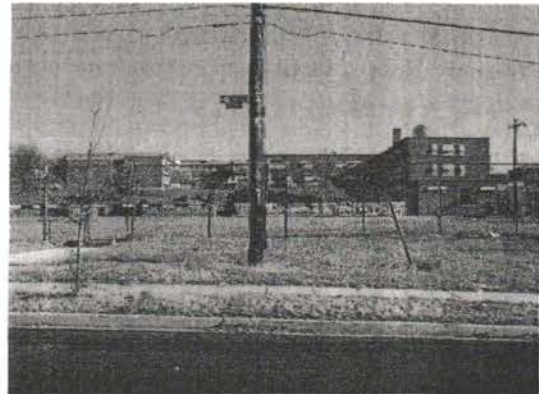
The subject property includes all of Square 5336. It was improved between 1965 and 1967 with nine multi-family structures that contains approximately 143 units of housing. The property is in the R-5-A Zone District where moderate density row houses and garden apartments are the expected uses. All of the buildings are currently dilapidated, vacant, boarded, and slated for demolition.

The area surrounding the subject site is predominantly moderate density residential in character and is mostly developed with garden apartments and some single-family houses. There are a significant number of other dilapidated, vacant and boarded residential buildings in the area. These buildings offer good opportunities for in-fill housing, which could contribute to revitalizing and stabilizing the Marshall Heights Community. The subject revitalization project hopefully represents the "vanguard" of community revitalization.

Many East of the Anacostia River communities have not benefited from the surge in development that the District has been experiencing for the past decade. Some of these communities are distressed and can be characterized as overburden with un-attractive garden apartments in poor to fair condition. These buildings were often constructed without design considerations for the end user; moderate income families with children. Further, many of these buildings exhibit evidence of insensitivity to the environment, privacy, safety and security.



South view of Fletch-Johnson Educational Center



North view of Nalle Elementary School, directly across from site

PROPOSAL

The applicant proposes to replace the nine vacant structures on the property with a mixed residential project that will offer seventy-six units, including 24 row dwellings (11 4br, 13 3br row, 8 flats (all one bedroom), and 36 multi-family units (20 3br, 4 3br with loft, 10 2br, and 2 2br with loft). There will be 8 townhouses (3 bedrooms) stacked over the flats). The development will feature a Central Green, which will be an open space area approximately 55' x 55' that will be located in the middle of the interior of the site. The Green will be a passive recreation area for residents.



The property primarily fronts on C Street, but access will also be provided from Call Place. The entrance to the row dwellings and flats will be from St. Louis Street, C Street and 50th Street. The entrance to the multi-family dwellings will be from Call Place, close to the central Green. There will be sixty-five at-grade parking spaces and eleven individual garage parking spaces. All of the units in the proposed development will be affordable to families with incomes of eighty percent or less of the Area Median Income as identified by the U.S. Department of Housing and Urban Development.

In order to implement the project, the applicant seeks special exceptions pursuant to §353 for a new residential development in the R-5-A District and pursuant to §410 for multiple buildings to be considered single buildings.

ZONING REQUIREMENT AND ANALYSIS

The subject site is zoned R-5-A. The R-5 Zone Districts are general residence districts designed to permit flexibility of design by permitting in a single district, all types of urban residential development if they conform to height, density and area requirements established for these districts under chapter 4 of this title. In the R-5-A District, only low height and density shall be permitted.

The applicant seeks to construct multiple buildings on the site and requests that the project be considered as nine single buildings pursuant to Section 410.

353 New Residential Developments

353.1 In the R-5-A Districts, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under § 3104 in accordance with the standards and requirements in § 410 and this section.

353.4 The Board shall refer the application to the D.C. Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the future residents of the surrounding neighborhood.

The proposed development will be substantially less dense than the previous multi-family housing complex on the property. The original 1960's development was nine separate buildings that contained 143 multi-family housing units. The redevelopment proposal is to build nine separate buildings with only 76 units that will include row dwellings, flats and multi-family dwellings. The new project will occupy less than thirty-four percent of the total site. The site will be graded to meet all acceptable standards to prevent soil erosion and excessive drainage.

The proposed development will have adequate provisions of light and air. All of the proposed buildings will be along the perimeter of the site, and no building will exceed three-stories in height. The interior of the site will open, with the exception of parking areas. Landscaping will cover the entire site not devoted for buildings or parking lots. The interior will feature a "Public Green" which is anticipated to be an attractive passive recreation centerpiece.

The proposed development will include only two curb cuts, which will better control the flow of traffic to and from the interior parking areas. There will also be ample street parking around the entire site.

410 Groups of Residential Buildings In R-5 Districts

410.1 In an R-5 District, if approved by the Board of Zoning Adjustment as a special exception under § 3104, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with divisions walls erected from the ground up or from the lower floor up, may be erected and deemed a single building for the purpose of this title: provided, that the requirements of §§ 410.2 through 410.11 shall be met.

410.2 All buildings in the group of buildings shall be erected simultaneously.

All of the group of building in the proposed development will have division walls erected from the ground up, and will be erected simultaneously.

410.3 All front entrances of the group shall abut a street, front yard, or front court.

The front entrance of all the row dwellings and flats will abut a street. However, three of the six multiple-family dwellings abut the site's interior, or the rear yards of the theoretical building lots. The applicant is requesting relief from this requirement, under § 410.12.

410.4 No rear or service entrance shall abut a street, front yard, or frontcourt.

None of the rear or service entrances will abut a street, front yard or court.

410.5 No exterior stairway shall be constructed above the level of the joists of the main floor unless located entirely within the building area.

No exterior stairways will be constructed above the level of the joists of the main floor.

410.6 No subdivision of the property shall be authorized until the Board has determined that the following requirements are met:

There shall be adequate free access to the street from each separate dwelling, group of dwellings, or buildings resulting from the subdivision.

All of the dwellings, group of dwellings and buildings (with the exception of three multiple-family buildings) directly abut a street and provide free access to a street.

(a) Easements, fee, alley, or streets shall provide adequate access for fire protection and other purposes.

The street system that surrounds the site and the two entrances to the site will provide adequate access for fire protection and other purposes.

(b) There shall be adequate yards, courts, light and air for each dwelling, group of dwellings, or group of buildings resulting from the subdivision.

Page 7 of 15 of the application shows the proposed theoretical building lots. Each dwelling, group of dwellings and group of buildings in the proposed development will have access to light and air and all yards will comply with the Zoning Regulations.

410.7 The height of an individual building in a group of buildings may be measured as follows:

(a) Any building that does not have another building between it and a public street shall be considered to front on the street, and the building height shall be measured from the curb at the center of the front of the building.

There will be no buildings in the proposed development that will have another building between it and a public street.

(b) Any building that has another building between it and the public street may have its height measured from the proposed finish grade at the center of the front of the building, and the front shall be that side of the building providing access to the majority of the dwellings units within the building.

The height of the buildings in the proposed development will be measured from the curb at the center of the building.

410.8 The front entrance of neither not more than four (4) one-family dwellings, nor more than four (4) dwellings units per floor, shall face any street that abuts the lot.

With the exception of the units on Call Place, there are more than four entrances facing the street. The applicant is requesting relief from this requirement for the units facing Call Place, pursuant to § 410.12.

410.9 All front entrances of the group shall abut a street, front yard, or front court; provided, that the front entrance may abut a side yard if all one-family dwellings or dwellings or dwelling units to which the entrance is appurtenant are located no nearer a street upon which the lot abuts than the rear of any part of the group having a front entrance abutting a street, front yard, or front court.

The front entrance of all the row dwellings and flats will abut a street. However, three of the six multiple-family dwellings abut the site's interior, or the individual rear yards of the theoretical building lots. The applicant is requesting relief from this requirement, under § 410.12.

410.11 No exterior stairway shall be constructed above the level of the joists of the main floor, unless located entirely within the building area of the group.

No exterior stairway will be constructed above the level of the joists of the main floor.

410.12 1 In an R-5 District, if approved by the Board of Zoning Adjustment as a special exception under § 3104, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with divisions walls erected from the ground up or from the lower floor up, may be erected and deemed a single building for the purpose of this title, when the group does not comply with the provisions of §§ 410.1 through 410.11, subject to the following conditions:

(a) The provisions of §§ 410.4 and 410.5 shall be complied with.

The applicant will comply with the provisions of §§ 410.4 and 410.5.

(b) The erection of the group of buildings shall not affect adversely the present character or future development of the neighborhood.

The erection of 76 units of new housing on the subject site will not affect adversely the present character or future development of the neighborhood. To the contrary, the proposed development is strongly endorsed by members of the community. It is anticipated by the community that this proposed development would trigger a housing revitalization initiative that will spread over to other adjacent and nearby vacant and boarded buildings, with the hope that they too will come back on line in the near future.

Special Exception

The standard by which the BZA should approve a special exception is set forth in Section 3104

Will the special exception be in harmony with the general purpose and intent of the Zoning Regulations and Maps?

Yes. The applicant's proposal for new construction in the R-5-A District and for groups of dwellings to be considered as single buildings is consistent with the purpose and intent of the Zoning Regulations for the property. The lot is in the R-5-A residence zone, which permits multiple dwellings to be considered as a single structure, if approved by the Board. The area surrounding the subject site is predominantly moderate density residential in character and is mostly developed with garden apartments and some single-family houses. The proposed new dwellings lot will be consistent with the character, of other houses in the Marshall Heights Neighborhood.

The proposed use is consistent with the Comprehensive Plan Generalized Land Use Map, which depicts the subject site as being in the ***Moderate-Density Residential Land Use Category***. Row houses and garden apartments are the predominant uses, but single-family detached houses are also included in the moderate density category. The following excerpts from the Ward 7 Housing Element are applicable to this application:

1807 Ward 7 Housing

§1807.3 The overall housing objectives in Ward 7 is to stimulate development of new and rehabilitated housing at affordable rates to meet the needs of all income levels, particularly good housing at affordable rates for low and moderate incomes.

1807.4 Increased homeownership opportunities, such as the program instituted at Keniworth/Parkside, are important to the ward and city.

1808 Ward 7 Objectives for Housing

1808.1 The objectives for housing are as follows:

- (a) Encourage the maintenance of homes that are in good condition and encourage the rehabilitation of housing units in disrepair;
- (b) Stimulate the production of new and rehabilitated housing to meet all levels of need and to provide incentives for all types of housing at desired locations; and
- (c) Provide for the housing needs of low and moderate-income households, to improve the District's Low Rent Housing Program, to encourage ownership and to reduce the overall cost of housing for low and moderate-income households in the ward.

1809 Ward 7 Actions in Support of Housing

1809.1 The policies in support of housing are as follows:

- (c) Encourage the rehabilitation of vacant deteriorating apartments units:
 - (1) The Marshall Heights have a high number of units in disrepair that contributes to the blight of the community; and
 - (2) Recommended actions:
 - (A) Identify vacant apartments units suitable for rehabilitation and restoration or redevelopment for recreational usage.

Will the special exception tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Maps?

No. The new mixed housing development proposed by the applicant will not adversely affect the use of neighboring property. On the contrary, there is wide support in the community for the elimination of the nine blighted, dilapidated, vacant buildings that are currently on the site. The community believes these buildings are eyesores on the landscape, and serve as havens for negative activities. Removal of these buildings will boost morale and reestablish community pride. Some long time community residents are excited about the prospects of owning their own home in this area. The proposal to replace these buildings with a new residential project, consisting of row dwellings, flats and multi-family dwellings will have a positive affect on the community. The proposed development is especially inspiring because all of the units in the proposed development will be affordable to families with incomes of eighty percent or less of the Area Median Income. Further, neighboring property owners support the proposed development because it will contribute towards stabilization of the community.

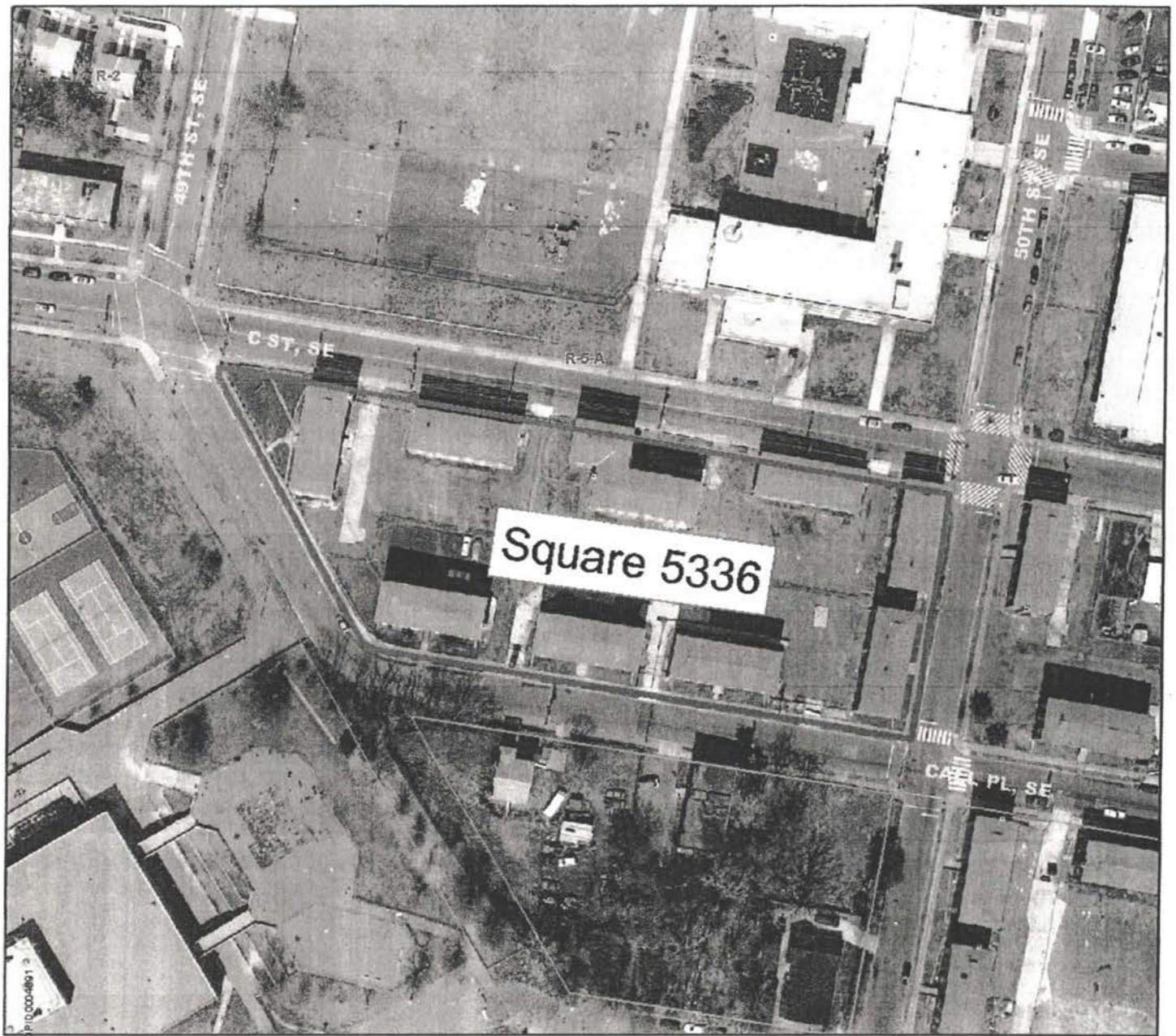
COMMUNITY COMMENTS

On November 9, 2004, ANC 7E voted to support The Amber Overlook Development Project.

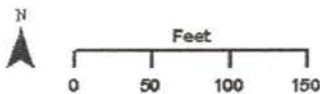
There is a letter in the file, dated November 23, 2004, from Tracy L. Wright, Principal of JC Nalle Elementary School, expressing support for the project.

RECOMMENDATION

The Office of Planning finds that the applicant satisfactorily meets the requirements specified in Section 3104.1, § 353 and 410. The proposed new construction will be in harmony with the general purpose and intent of the Zoning Regulations and Maps, and will not tend to adversely affect the use of neighboring property. The granting of the requested special exceptions for the proposed development to be considered as single structures is consistent with the housing objectives of the Comprehensive Plan for Ward 7. Therefore, OP recommends approval of the special exception request.



BZA Application - 17252
Special Exception
4922 Call Place, SE



☆☆☆ Government of the
 District of Columbia
 Anthony A. Williams, Mayor

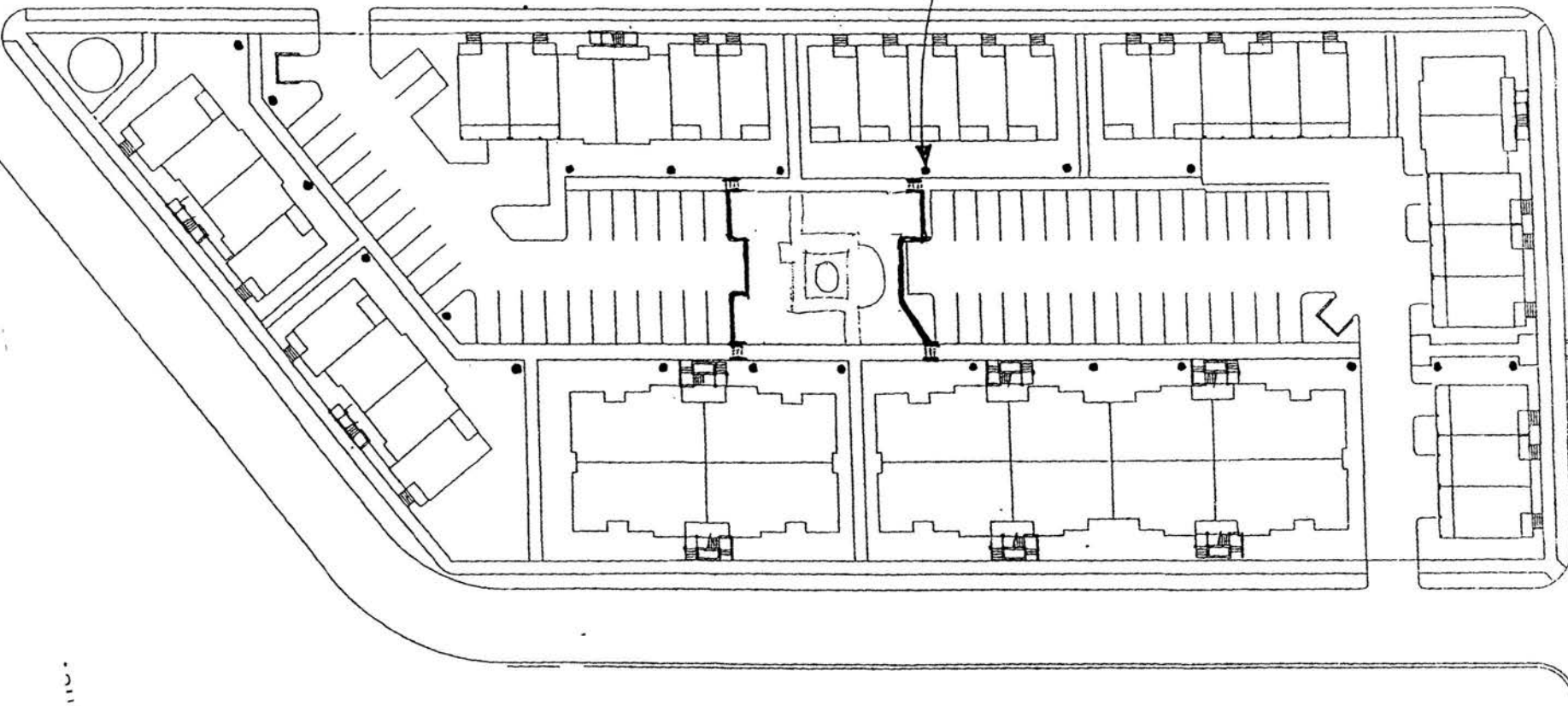
Office of Planning ~ November 23, 2004

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 Information provided by other agencies
 should be verified with them where appropriate.
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SITE LIGHTING, TYP.



AMBER OVERLOOK SITE LIGHTING

EZA
Case No. 17252
Exhibit No. 33

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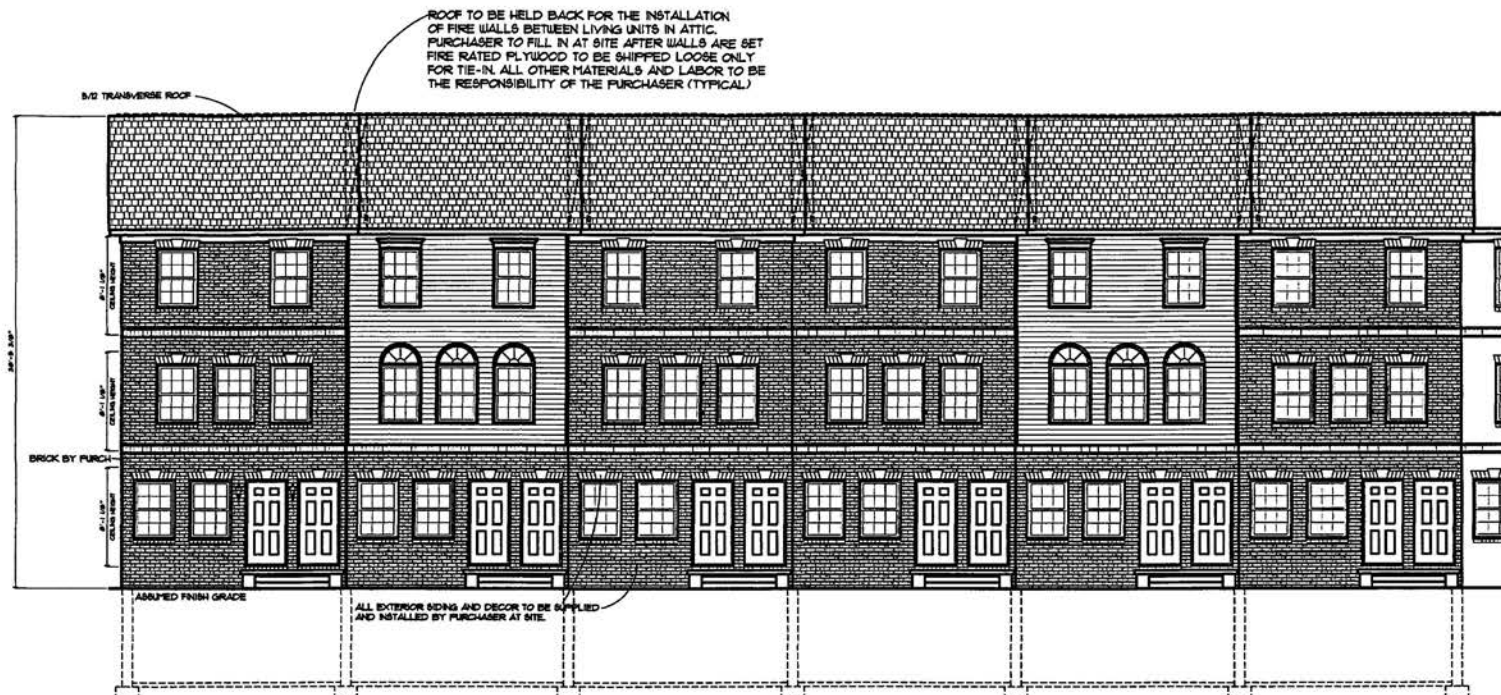


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Project #0501**



**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 17360
EXHIBIT NO. 29-F

Street Elevation Phase #1

ELEVATION NOTES

1. ALL MATERIALS AND LABOR FOR PORCHES, DECKS AND ALL OTHER ATTACHMENTS TO BE PROVIDED BY THE PURCHASER.
2. ALL ROOFING MATERIALS TO BE A MINIMUM OF 2" ABOVE GRADE.
3. ALL EXTERIOR LIGHTS AND FIXTURES TO BE SUPPLIED AND INSTALLED BY THE PURCHASER.
4. ALL MATERIALS AND LABOR FOR ALL EXTERIOR WALLS TO BE SUPPLIED AND INSTALLED BY THE PURCHASER.
5. THE POINT OF FINISH AND MEASUREMENTS AT THE PLANT HALLS SHALL NOT BE APPROVED OR REJECTED.
6. REFER TO P-10 FOR OPTIONAL MATERIALS THAT ARE TO BE SHIPPED LOOSE.
7. ELEVATIONS ARE FOR INFORMATION ONLY. ACTUAL SIZES OF THE BUILDING ARE THE SOLE RESPONSIBILITY OF THE PURCHASER.
8. ALL EXTERIOR WALLS TO BE SUPPLIED AND INSTALLED BY THE PURCHASER IF THEY ARE REQUIRED BY LOCAL CODES.
9. PORCH AND/OR DECK WALLS TO BE SUPPLIED AND INSTALLED BY THE PURCHASER IF THEY ARE REQUIRED BY LOCAL CODES.
10. REFER TO P-10 FOR OPTIONAL MATERIALS THAT ARE TO BE SHIPPED LOOSE.
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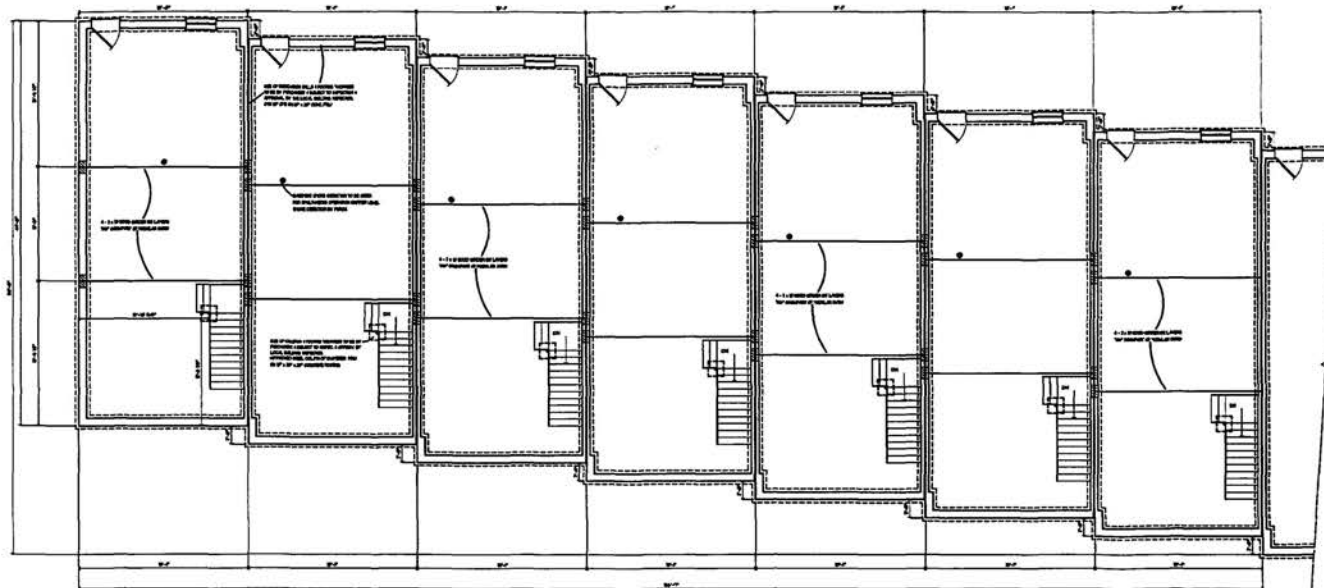


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Townhouse (Project #8501)



FOUNDATION PLAN

FOUNDATION NOTES
1. BUILDERS MUST COMPLY WITH ALL CITY ORDINANCES.
2. OWNER TO BE RESPONSIBLE FOR OBTAINING NECESSARY LOCAL, COUNTY AND STATE APPROVALS FOR THIS FOUNDATION PLAN.
3. THE FOUNDATION SHALL BE CONSTRUCTED TO BE 3000 PSI / 4000 PSI PER SQ. FT. BEARING CAPACITY FOR ALL HOMES.
4. FOUNDATION PLAN IS A PRELIMINARY PLAN. FOUNDATION DRAWING AND INSTALLATION TO BE BY BUILDER SUBJECT TO A REVIEW OF ALL APPROVED LOCAL, STATE AND FEDERAL REQUIREMENTS.
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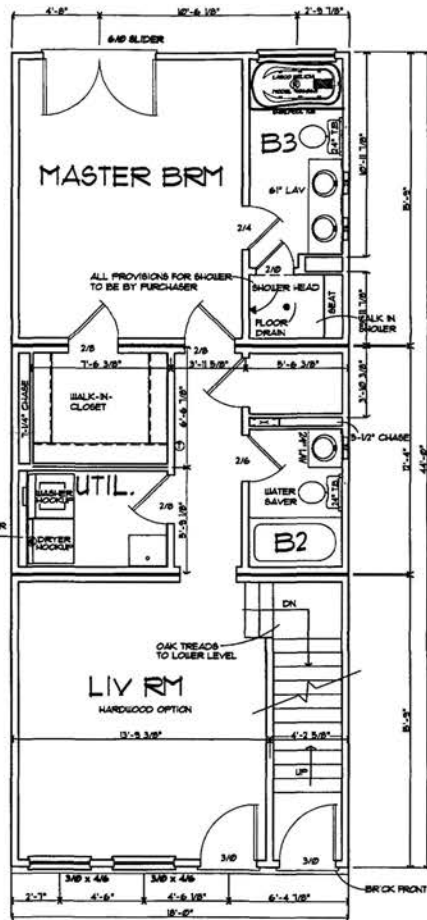
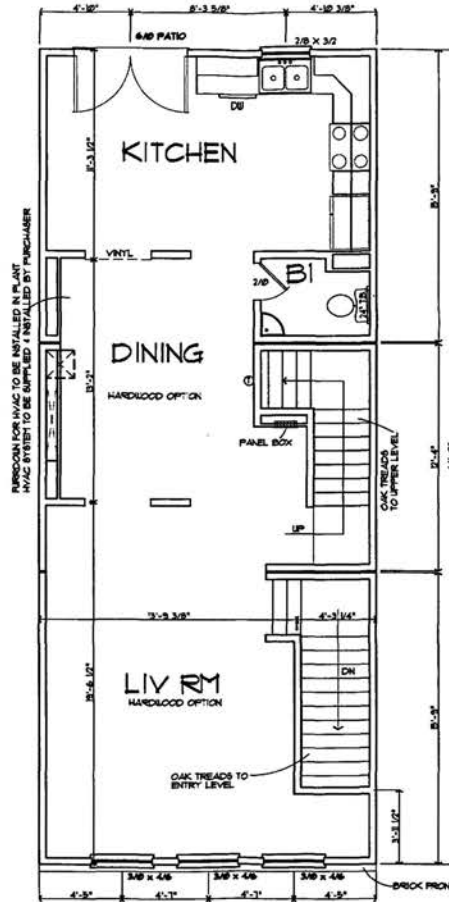
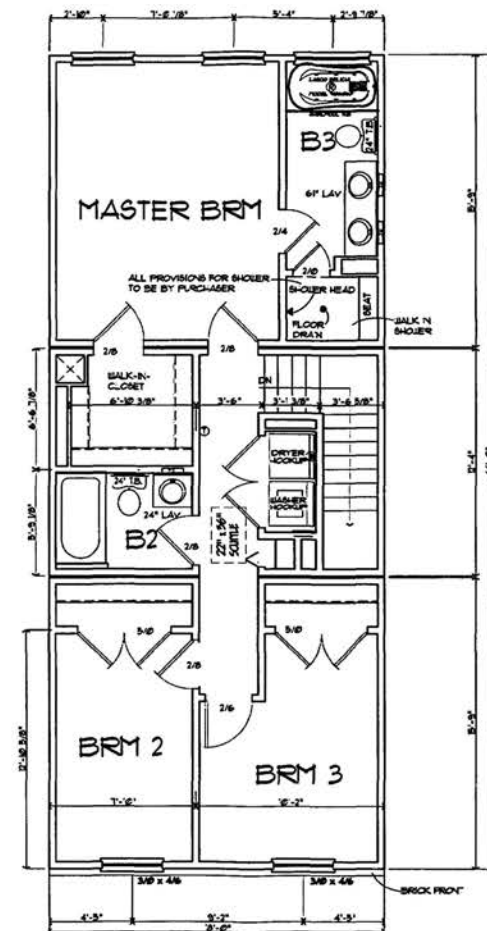
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Project #0501

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Project No.
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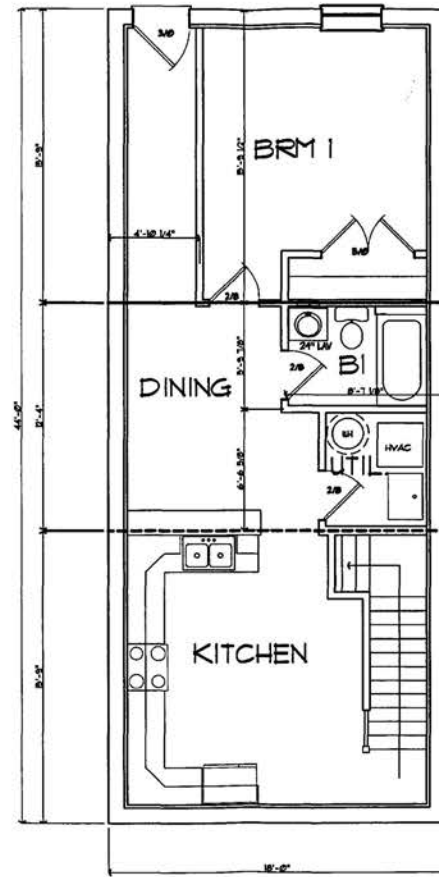


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Project #0501**



**Basement Level Floor Plan
By Purchaser**

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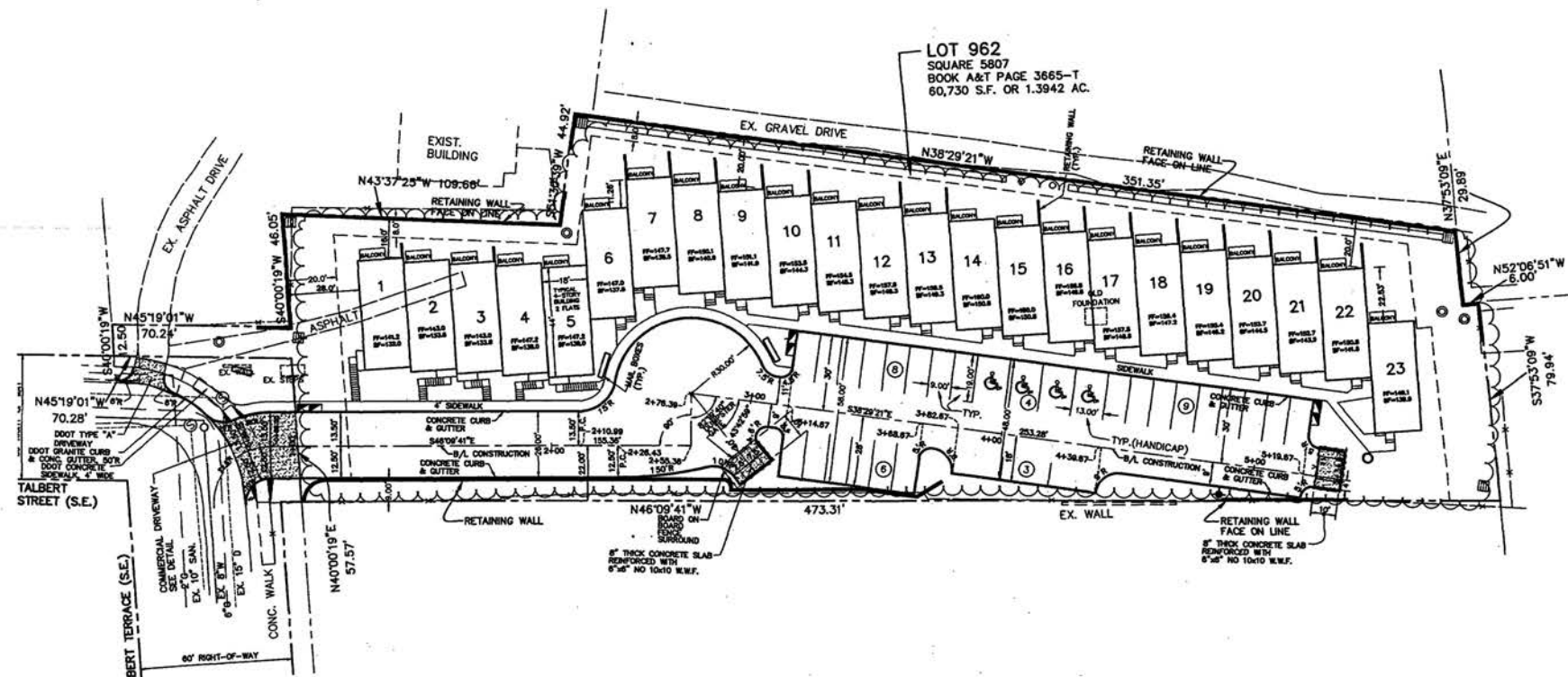
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LOT 962, SQUARE 5807
BOOK A&T PAGE 3665-T
SOUTH EAST, DISTRICT OF COLUMBIA

SITE GEOMETRY

REVISIONS

NO.	DATE	BY	CHKD	REMARKS
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BUILDER:
ACE DESIGNS & CONSTRUCTION MANAGEMENT
3606 KING STREET SUITE 113
ALEXANDRIA, VA. 22302
DISTRICT OF COLUMBIA 85000715
FAX: 703 - 580 1239
CELL PHONE: 571 - 330 3257

RECEIVED
JUN 10 10 14 AM '05
DISTRICT OF COLUMBIA

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT ALL DRAINAGE ON TO THIS SITE FROM OTHER UPGRADE PROPERTIES, AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

DATE _____

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-327-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

DATE: MAY 2005
OWN: PJ
CHECKED: ME
SCALE: 1"=20'
PROJECT/FILE NO.: 05-004
SHEET NO.: 2 OF 15

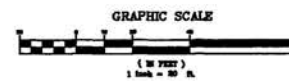
MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

BUILDER:
ACE DESIGNS & CONSTRUCTION MANAGEMENT
3686 KING STREET SUITE 113
ALEXANDRIA VA. 22302
DISTRICT OF COLUMBIA 65000715
FAX: 703 - 480 1239
CELL PHONE: 571 - 330 3257

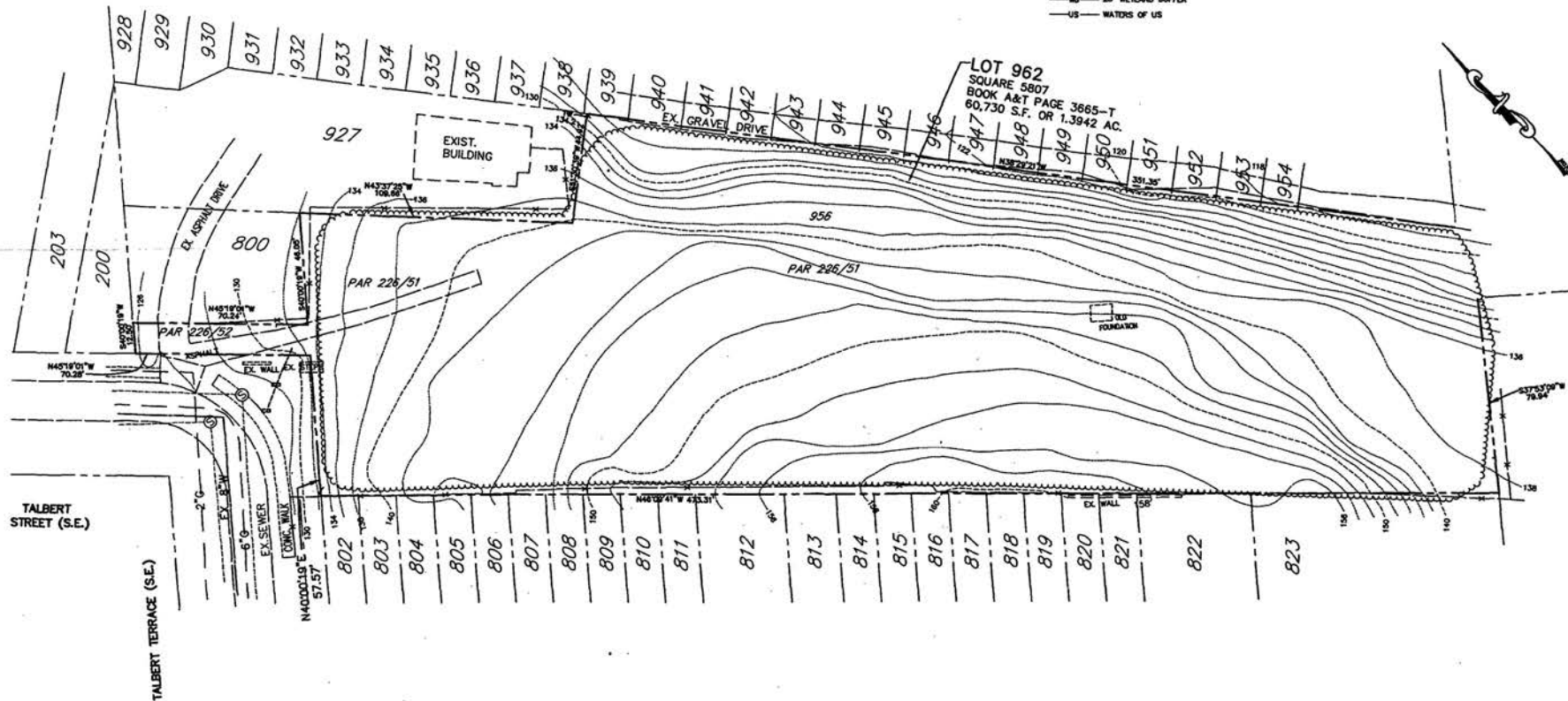
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DC OFFICIAL

CONCEAL



- | EXISTING | PROPOSED |
|------------------------|-------------------------------------|
| ● FIRE HYDRANT | ● FIRE HYDRANT |
| ○ WATER VALVE | ○ WATER VALVE |
| ○ WATER MANHOLE | ○ WATER MANHOLE |
| ○ STORM DRAIN MANHOLE | ○ STORM DRAIN MANHOLE |
| ○ SEWER MANHOLE | ○ SEWER MANHOLE |
| ○ CATCH BASIN | ○ CATCH BASIN |
| ○ YARD INLET | ○ YARD INLET |
| ○ LIGHT POLE | ○ LIGHT POLE |
| ○ POWER POLE | ○ POWER POLE |
| ○ GAS VALVE | ○ GAS VALVE |
| --- FENCE LINE | --- FENCE LINE |
| --- SIGN | --- SIGN |
| --- TREE LINE | --- TREE LINE |
| --- OVER HEAD WIRES | --- OVER HEAD WIRES |
| --- INTER. 2' CONTOUR | --- INTER. 2' CONTOUR |
| --- INDEX 10' CONTOUR | --- INDEX 10' CONTOUR |
| --- BUILDING/SHEDS | --- BUILDING/SHEDS |
| --- WETLAND LIMITS | --- WETLAND LIMITS |
| --- 25' WETLAND BUFFER | --- 25' WETLAND BUFFER |
| --- WATERS OF US | --- WATERS OF US |
| | --- STORM DRAIN PIPE |
| | --- FLOW LINE |
| | --- BUILDING RESTRICTION LINE(TYP.) |
| | --- CONTOUR |
| | --- LIMIT OF DISTURBANCE |
| | --- CLASS (I) FILL |
| | --- WETLAND LIMIT |



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ENGINEERS - PLANNERS - SURVEYORS
8000 SANDYCREAK AVENUE - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 882-1781
FAX (301) 882-1784

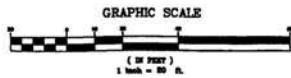
LOT 962, SQUARE 5807
BOOK A&T PAGE 3665-T
SOUTH EAST, DISTRICT OF COLUMBIA

**EXISTING
CONDITIONS**

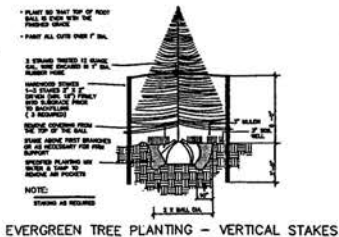
REVISIONS

NO.	DATE	BY	CHKD	REASON
1	MAY 2005	PJ	MC	
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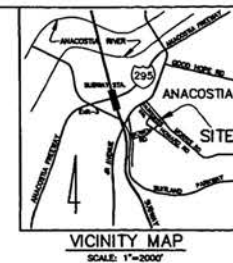
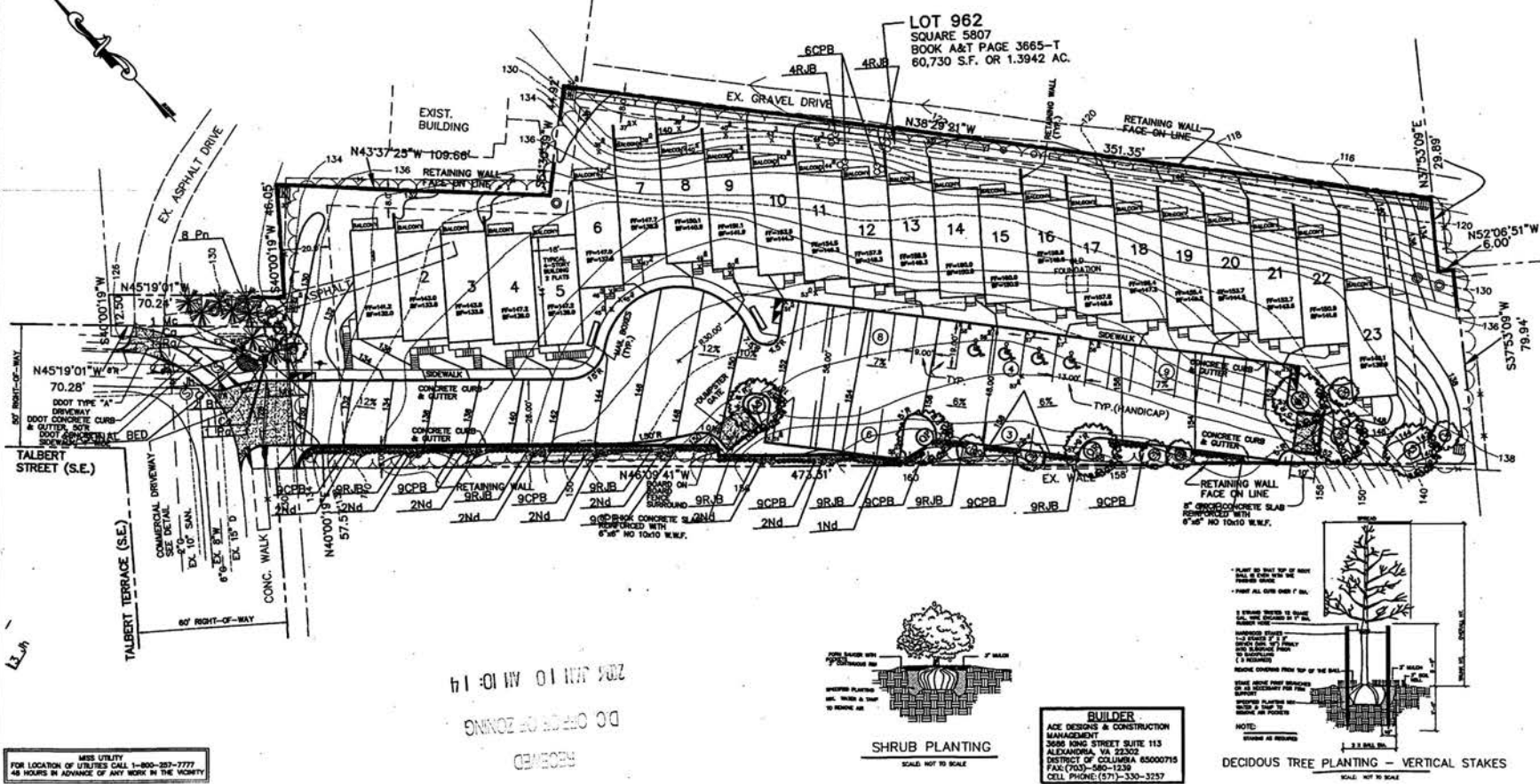
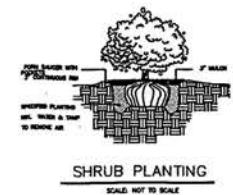
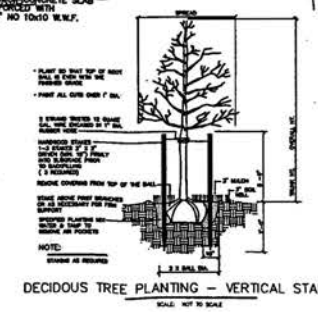
DATE: MAY 2005
DWNL PJ
CHECKED MC
SCALE: 1"=20'
PROJECT/FILE NO. 05-004
SHEET NO. 5 OF 15



LANDSCAPE SCHEDULE					
KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
Ar 1	Aster rubrum	October Glory Maple	2 1/2" - 3" cal.	868	PER PLAN
As 2	Aster sachalinensis	Super Maple	2 1/2" - 3" cal.	868	PER PLAN
Or 2	Quercus rubra	Northern Red Oak	2 1/2" - 3" cal.	868	PER PLAN
Qr 2	Quercus prinus	Pin oak	2 1/2" - 3" cal.	868	PER PLAN
DECIDUOUS TREES					
Co 4	Cornus canadensis	Redbud	7 to 8" HT.	868	PER PLAN
Pv 2	Prunus virginiana Canada Red	Canada Red Dogwood	7 to 8" HT.	868	PER PLAN
Co 2	Cornus florida	Flower Dogwood	7 to 8" HT.	868	PER PLAN
EVERGREEN TREES					
Pr 8	Pinus rigida 'millardii'	Austrian Black Pine	8' to 9" HT.	868	PER PLAN
SHRUBS					
Ja 8	Juniperus horizontalis	Blue Rug Juniper	18" to 24"	868	PER PLAN
St 4	Staphylea trifolia 'Mariesii'	Golden Nipple Dwarf Japanese St.	18" to 24"	868	PER PLAN
My 2	Myrica carolinensis	Southern Yellow Myrica	18" to 24"	868	PER PLAN
Na 17	Nandina domestica Compacta	Dwarf Nandina	18" to 24"	868	PER PLAN
CPB 18	Campanula persicifolia 'Crimson Pyram'	Crimson Pyram Campanula	3 Gallon	CONTAINER	PER PLAN
RED 10	Red leaf Japanese Barberry	Red leaf Japanese Barberry	3 Gallon	CONTAINER	PER PLAN
GRASSES					
Ca 2	Calamagrostis Aleutica	Feather Reed Grass	10" to 12"	CONTAINER	PER PLAN
Pa 2	Pennisetum alopecuroides 'Hammer'	Dwarf Fountain Grass	10" to 12"	CONTAINER	PER PLAN



- LEGEND:
- EXISTING:
 - FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - DRIVE
 - TRAIL
 - TRAIL
 - TRAIL
 - PROPOSED:
 - FENCE LINE
 - TRAIL
 - BUILDING RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - PROPOSED SHADE TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN



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BOOK A&T PAGE 3665-T
SOUTH EAST, DISTRICT OF COLUMBIA

LANDSCAPE PLAN

REVISIONS

NO.	DATE	BY	CHKD	REVISION
1	MAY 2005	PJ	ME	DATE: MAY 2005 DRAWN: PJ CHECKED: ME
2	1"=20'			SCALE: 1"=20'
3	PROJECT/FILE NO. 05-004			PROJECT/FILE NO. 05-004
4	SHEET NO. 01			SHEET NO. 01

