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**BRIEF STATEMENT OF EXISTING AND PROPOSED USE  
1270 A-D THROUGH 1280 A-D TALBERT STREET SOUTHEAST  
LOT 962 in Square 5807  
Washington, D.C.  
BOARD OF ZONING ADJUSTMENT CASE NUMBER 17360**

**BACKGROUND**

The subject premises is zoned R-4 residential. The lot is located at the intersection of Talbert Street, Southeast and Talbert, Southeast and consists of approximately 60,730.0 square feet. At the front of the lot is a small pipe stem (formerly parcel 226/52) of 12.5 feet in width and 70.24 feet in length which has been incorporated into lot 962. The lot for a distance of 109.86 feet has a width of 110.12 feet. The lot continues for a distance of 352.56 feet and it ends at a width of 114.85 feet. Currently, the lot is vacant (see photographs). Mr. Yosief Maharaiai is the property owner.

**DEVELOPMENT PROPOSAL**

The developer proposes to develop the vacant lot with twenty four two units constructed of masonry and aluminum siding. The proposed construction will have three stories with a basement and will not exceed the forty foot maximum height allowed. Each structure has a twenty foot rear yard and a twenty foot front yard. The development will be called Grand View Estates and will have an accessory parking lot with twenty six (9'x19') and four handicapped off street parking spaces for a total 30 parking spaces.

A twenty five foot wide drive will be constructed to come from the intersection of Talbert Terrace, Southeast and Talbert Road, Southeast. Approximately one third of the distance of the roadway there is a turn-around with a radius of thirty feet .

In order to develop the site the following relief is required:

- (1) Special exception pursuant to Sections 2516.8 and 410 to allow groups of residential buildings in the R-4 residential zone (3104,1)

**BZA**  
**Case No.** 17360  
**Exhibit No.** 3

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 17360  
EXHIBIT NO. 3

(2)

- (2) Special exception pursuant to Section 2116 the location of parking requirement to allow off-street parking to be located to the front of two-unit flats in the R-4 zone (Section 3104.1).

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The topography is such that a retaining wall must be built around the majority of the lot 962 in order to stabilize the hilliness of the site.

The land can be developed without substantial detriment to the public good and can and can be developed without impairing the purpose, integrity of the zone plan . The proposed development is a positive movement in the right direction in that a vacant over grown lot will be put to beneficial use as twenty four two unit flats. The D.C. Comprehensive Plan encourages the increase in housing stock in the District of Columbia.

#### **SPECIAL EXCEPTION RELIEF**

**Under Section 2516.8, “The provisions of this Section shall also apply to buildings erected under the terms and conditions of Subsection 410 of this title.” Section 410.12 indicates “In the R-5-A and the R-4 districts, if approved by the Board of Zoning Adjustment, 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 for the purpose of this title when the group does not comply with the provisions of Subsections 410.1 through 410.11 subject to the following conditions:**

- (a) All buildings in the group shall be erected simultaneously;**
- (b) The erection of the group of buildings shall not adversely the present character or future development of the neighborhood.”**

**With regards to special exception relief Section 3104.1 “The Board is authorized under Subsection 8 of the Zoning Act, D.C. Official Code Subsection 6-641.07(g)(2) (formerly codified at D.C. Code Subsections 5-424(g)(2) (1994 Repl.)), to grant special exceptions, as provided in this title, where, in the judgement of the Board, the special exceptions will be in harmony with the**

(3)

**general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, subject in each case to the special conditions specified in the zoning Regulations.**

The developer request a special exception from the location of parking provisions of Section 2116 in order to put the required parking in the front of the structures. The lot configuration once the houses are laid out on the site plan the best location from a safety standpoint is the front of the property.

A Special exception from Sections 2516.8 and 410 are requested so that the developer may construct a group of twenty- four two unit flats as a group of structure in the R-4 zone. All of the buildings will be constructed simultaneously and all front entrances will abut a street or a front yard. The proposed use will be compatible with the D.C. Zoning Regulations.

### **CONCLUSION**

The proposed construction can be done without any detriment to the public good, the D.C. Zoning Regulations and the Zone Map. The development will utilize vacant land and in return the will produce 48 units of housing . The developer also will enhance the property with landscaping the lot.

*Gladys Hicks*

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