

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



Office of the Director

2005 JUN 29 PM 2:43

D.C. 17364

MEMORANDUM

TO: Jerrily R. Kress FAIA
Director
Board of Zoning Adjustment

FROM: Jalal Greene
Director

DATE: JUN 28 2005

SUBJECT: Board of Zoning Adjustment No. 17364 – Variance under Sub-section 2116.2 and a Special Exception under Section 353 per the Requirements of 3104.1 to Allow the Construction of Seven New Townhouses in a R-5-A District, located at Skyland Terrace SE, Lot 852 in Square 5740

As requested in a Board of Zoning Adjustment (BZA) memorandum of May 13, 2005, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Board of Zoning Adjustment Application, supports approval of the requested variance and special exception, and offers the following reasons in support, based upon the specific information presented in the application:

1. The seven (7) proposed townhouses on this vacant undeveloped property will fulfill the development goals of the Mayor's Home Again Initiative to redevelop or rehabilitate properties that are vacant and abandoned. The site plan and individual townhouses plans have been approved by the Office of the Deputy Mayor for Planning and Economic Development.
2. The scale, size, orientation and materials of the proposed two-story townhouses are compatible with adjacent residential buildings in the area.
3. The property has an irregular shape and very steeply sloping topography over much of the site. The only level buildable land is that portion of the property located next to Skyland Terrace SE. As a result, it is not possible to provide the required parking spaces in either the side yard or rear of the seven proposed townhouses.
4. The parking spaces for the seven (7) townhouses must be provided in the front yard of each townhouse. Further, because of the property's irregular shape and its limited street frontage on Skyland Terrace SE, three (3) of the designated parking spaces will share a common driveway which will have a shared use easement dedicated for those three (3) parking spaces/townhouse

BZA
Case No. 17364
Exhibit No. 26

Board of Zoning Adjustment
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lots. Other existing townhouses in the immediate neighborhood also have parking spaces in their front yards because of the same steeply sloping topography problem.

5. The property to be developed is a vacant lot owned by the District of Columbia. The property was acquired as part of the Home Again Initiative, a program of Mayor Anthony Williams to decrease the number of vacant and abandoned residential properties within the District. The developer of this property was competitively selected through the Home Again Program to develop quality affordable townhouses on the site. The developer's goal is to sell 30% of these new townhouses to homebuyers who earn less than 60% of Area Median Income.
6. The District will derive substantial benefits from the approval of the construction of these seven (7) townhouses consisting of seven (7) additional housing units added to the District with an increase in the District's population by seven households. There will also be a substantial increase in the assessed value of this undeveloped vacant site by its development as seven fee-simple townhouse properties.