GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: District of Columbia
Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director
Development Review and Historic Preservation

DATE: March 4, 2008

SUBJECT: **Requested Modification of Existing Order**
BZA Application No. 17373
2017 Savannah Terrace, S.E.

APPLICATION

The previous application filed by Douglas Knoll Cooperative LP, pursuant to 11DCMR 3104, requested a special exception to allow a child development center (90 children and 20 staff) under § 205, and pursuant to 11 DCMR § 3103.2, for a variance from the off-street parking requirements under § 2101, in the R-5-A District.

The Board approved the application, subject to the applicant agreeing to 12 conditions. (Order No. 17373 - October 25, 2005) The applicant is now requesting to modify the approved application as follows:

1. Increase the size of the building by approximately 8 percent.
2. Increase the footprint to accommodate the increased in building size.

The applicant is also requesting that one of the conditions in the previous application (period of approval) be extended to nine years, as opposed to the granted seven years. The applicant cites difficulty in arranging financing for a community facility, as the reason the project has been delayed.

If the Board approves the requested modification, the period of approval *should remain* seven years, but should start on the date of the Board's current decision.

Although the proposed community center would increase in size by 8 percent, it would still be within the lot occupancy and FAR requirements. The height general location,

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connection to an existing apartment building, materials, entrances, and relation to parking spaces and the pick up and drop-off will remain unchanged.

RECOMMENDATION

The Office of Planning (OP) recommends approval of the applicant's request for minor to modifications to BZA Application No. 17373.

JS/jm