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

Office of the Director

MEMORANDUM

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

FROM: Jalal Greene
Director

DATE: AUG - 1 2005

SUBJECT: Board of Zoning Adjustment No. 17379 – Special Exception under Section 223.3 per the Requirements of 3104.1 to Allow the Construction of an Addition to an Existing Townhouse Located at 516 Groff Court NE located on Lot 124 in Square 779

As requested in a Board of Zoning Adjustment (BZA) memorandum of June 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 proposed addition will increase the lot coverage of the townhouse from 51% to the maximum 70% allowed by Section 223.3.
2. The scale, size, orientation and materials of the proposed three-story addition are compatible with adjacent residential buildings in Square 779.
3. The height of the proposed third story to be built as part of the addition will be 30.7 feet which is less than the maximum 40 foot height permitted in a R-4 zone.
4. The proposed third story will be located in the middle of the expanded house, set back from the front and back walls of the townhouse. Pedestrians in the front alley and rear alley of the townhouse will not be able to see the third floor because the two story front and rear walls of the townhouse will screen the third story from view.

BZA
Case No. 17379
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17379
EXHIBIT NO. 22