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: August 9, 2005

SUBJECT: Board of Zoning Adjustment No. 17381 – Special Exceptions under Section 353 per the Requirements of 3104.1 to Allow the Construction of Four New Townhouses Located on Rock Creek Ford Road NW (Square 2726, Lot 810) and under Section 410 to Allow for Multiple Buildings to be Considered as a Single Building

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As requested in a Board of Zoning Adjustment (BZA) memorandum of June 15, 2005, the Department of Housing and Community Development (DHCD) has reviewed the above referenced BZA Application, and **cannot support the Application as presently submitted. However, if the four proposed townhouses are located further back from the front property line (Rock Creek Ford Road) so that only the corners of the projected cantilevered second floor bedrooms touch the front property line, then DHCD will support approval of such modified plans for the requested special exceptions.** DHCD offers the following reasons for support of a modified application based upon the specific information presented in the present application:

1. **The present site plan for the four proposed townhouses shows approximately four feet of the second floor bedrooms projecting about four feet beyond the front property line. This present building layout constitutes a projection of a basic building element (namely occupied parts of the two bedrooms) beyond the property line.** These projected parts of the bedrooms are not removable from the building. Being able to be removed without affecting the fundamental integrity of a building is a basic requirement of allowable building projections.

BZA
Case No. 17381
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17381
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2. There appears to be sufficient depth (rear yard) to the property to permit the foot print of the proposed four townhouses to be moved four feet or more back from the front property line (Rock Creek Ford Road) and eliminate the projection on public space of the cantilevered second floor bedrooms. Such a relocation of the building footprint will have only the front corners of the cantilevered second floor bedrooms of the four townhouses touching the front property line.

3. The proposed building plan provides four on-site paved off-street parking spaces as required by the zoning requirements for a R-5-A District.

4. The height of each proposed townhouse as measured from the curb at the center of each townhouse on Rock Creek Ford Road will only be twenty feet high. The maximum building height in a R-5-A zone is 40 feet.

5. The scale and massing of the four proposed townhouses will be in character with the small apartment building scale of the surrounding neighborhood.