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202-862-5978

October 30, 2007

VIA HAND DELIVERY

Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W.  
Suite 210S  
Washington, DC 20001

Re: Application No. 17679 - PreHearing Statement

Honorable Members of the Board:

On behalf of Jemal's TP Land LLC, enclosed please find one original and twenty copies of the Applicant's prehearing submission in support of its application to the Board of Zoning for special exceptions under section 353 (new residential developments in R-5-A Districts), section 411 (roof structures), and section 2516 (exceptions to building lot control in residence districts), to permit the construction of a new residential development (two multiple dwellings, each containing 38 dwelling units) in the R-5-A District at premises 6923-6953 Maple Street, N.W. and 6916-6926 Willow Street, N.W. (Square 3357, Lots 26, 27, 28, 29, 40, 808, 811, 814, 815, 818, 819, 820, 824, 825, 840 and 843).

Thank you for your attention to this application.

Sincerely,



Kyrus L. Freeman

Enclosure

cc: Maxine Brown-Roberts, Office of Planning (Via Hand, with enclosure)  
ANC 4B (Via U.S. Mail, with enclosure)

# 4892765\_v1

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 17679

EXHIBIT NO. 27

2007 OCT 30 PM 3:10  
DC OFFICE OF PLANNING  
RECEIVED  
Board of Zoning Adjustment  
District of Columbia  
CASE NO. 17679  
EXHIBIT NO. 27

**BEFORE THE BOARD OF ZONING ADJUSTMENT  
FOR THE DISTRICT OF COLUMBIA**

**APPLICATION OF  
JEMAL'S TP LAND LLC**

**BZA APPLICATION NO. 17679  
HEARING DATE: NOV. 13, 2007  
ANC 4B**

**STATEMENT OF THE APPLICANT**

**I.  
NATURE OF RELIEF SOUGHT**

This statement is submitted on behalf of Jemal's TP Land LLC, in support of the application to the Board of Zoning Adjustment pursuant to 11 DCMR § 3104.1, for special exceptions under section 353 (new residential developments in R-5-A Districts), section 411 (roof structures), and section 2516 (exceptions to building lot control in residence districts), to permit the construction of a new residential development (two multiple dwellings, each containing 38 dwelling units) in the R-5-A District at premises 6923-6953 Maple Street, N.W. and 6916-6926 Willow Street, N.W. (Square 3357, Lots 26, 27, 28, 29, 40, 808, 811, 814, 815, 818, 819, 820, 824, 825, 840 and 843).

**II.  
JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment ("BZA" or "Board") has jurisdiction to grant the special exception relief requested pursuant to Section 3104.1 of the Zoning Regulations.

**III.  
EXHIBITS IN SUPPORT OF THE APPLICATION**

- Exhibit A:** Portion of the Sanborn Atlas showing the Subject Property;
- Exhibit B:** Portion of the Zoning Map showing the Subject Property;
- Exhibit C:** Architectural Plans and Elevations;
- Exhibit D:** Historic Preservation Review Board Staff Report and Recommendation;

- Exhibit E: Plat Showing Location of Schools, Parks, Recreation and Metro facilities;
- Exhibit F: Outline of Testimony of Paul Millstein, Project Developer;
- Exhibit G: Outline of Testimony of Melissa Cohen, Project Architect; and
- Exhibit H: Outline of Testimony of Steve Sher, Land Planner.

#### IV. BACKGROUND

**A. Description of the Subject Property**

The Subject Property consists of Lots 26, 27, 28, 29, 40, 808, 811, 814, 815, 818, 819, 820, 824, 825, 840 and 843 in Square 3357. See Portions of Sanborn Atlas showing the Subject Property, attached hereto as Exhibit A. The Subject Property is situated in Ward 4 near the eastern District of Columbia/Maryland boundary line. Square 3357 is bounded by Carroll Street, Eastern Avenue, Willow Street, Sandy Spring Road, and Maple Street. According to the records of the D.C. Office of Tax and Revenue, the Subject Property contains approximately 101,879 square feet of land area. As shown on the Zoning Map attached hereto as Exhibit B, the Subject Property is included in the R-5-A zoning district.

The Subject Property is currently improved with a surface parking lot on Lots 815, 820 and 843 and three historic homes on Lots 808, 811 and 818. The Applicant proposes to renovate and relocate the existing historic homes located on Lots 808, 811 and 818 to the southwest portion of the Subject Property. The renovation and relocation of these homes will enhance their historic character and place them in a better context in relation to the Takoma Park historic district.

**B. Description of Surrounding Area**

The Subject Property is located in the northwest quadrant of the District. The Subject Property is zoned R-5-A, but is surrounded primarily by commercially zoned property dedicated

to commercial uses. A CVS Pharmacy is located to the immediate north of the Subject Property and is zoned C-2-A. A number of single family homes are located to the immediate southwest of the Subject Property and are zoned R-5-A. These homes front on Maple, Sandy Spring and Willow Streets. To the immediate east of the Subject Property, across Willow Street, is a large commercial building previously used by the Review & Herald Publishing Company and the Seventh Day Adventists. The area to the immediate northwest of the Subject Property is zoned C-2-A and includes a number of commercial uses along Maple Street.

**C. Project Design**

The proposed development reflects the careful consideration given by the Applicant and the architects to the unique location of the Subject Property. The new development is planned as a low-density multi-family development on an infill site close to the Takoma Park Metro station and bordering commercial, institutional, and single family residential properties. The new buildings create a gradual transition towards the higher density, active uses closer to downtown Takoma Park while remaining in scale and character with the single family homes in the neighborhood. Specifically, the Applicant proposes to develop the Subject Property with two new multiple dwelling buildings, each containing 38 dwelling units. See Architectural Plans and Elevations attached hereto as Exhibit C. Maple House and Willow House are planned as three story multi-family residences. They will be a maximum of 40'-0" tall as measured from the finished grade level at the middle of the front of each building to the ceiling of the top story, and each building contains approximately 41,631 square feet of gross floor area. Three existing single family dwelling units currently on the property will be renovated and relocated to new lots at the south end of the site. In contrast to the existing conditions, each of these residences will be provided with off-street parking. Physically, the new locations will reinforce the transition between the existing community and the proposed development.

Seventy-six at-grade parking spaces will be provided within the development. Vehicular service access is provided at the northern end of the site, adjacent to the commercial parking lot. The northern portion of the lot is shielded from view from the neighbors by a 42" high brick wall and closely planted evergreens. The main portion of the lot is located between the buildings fronting on Willow and Maple.

The design of the facades incorporates details from traditional Washington, D.C. apartment buildings from the early part of the 20<sup>th</sup> century. A belt course and decorated cornice line visually reduce the mass of the building while adding architectural interest to the building facade. The in and out rhythm of the two story porch bays draws its inspiration from apartments and rowhouses all over the city. Both buildings are parallel to the street and set back about 20 feet from the curb. This setback is consistent with the established building line of the adjacent houses on Maple and Willow streets. The buildings step up slightly towards the middle, where the covered entry and double height lobby welcome residents and visitors. Almost all the units have deep sitting porches with three open sides, which will encourage the residents to use the outdoor spaces, bringing life to the new sidewalks on Maple and Willow Streets.

As noted in the Historic Preservation Review Board ("HPRB") Staff Report and Recommendation attached hereto as Exhibit D, which was adopted by HPRB, the HPRB has approved the conceptual site plan, height, massing and general architectural treatment as consistent with the purposes of the preservation act.

V.  
**THE APPLICANT MEETS THE BURDEN OF PROOF FOR  
SPECIAL EXCEPTION RELIEF**

Pursuant to Section 3104 of the Zoning Regulations, the Board is authorized to grant special exception where, in the judgment of the Board, the relief will be in harmony with the 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. Relief granted through a special exception is presumed appropriate, reasonable and compatible with other uses in the same zoning classification, provided the specific regulatory requirements for the relief requested are met. In reviewing an application for special exception relief, "[t]he Board's discretion ... is limited to a determination of whether the exception sought meets the requirements of the regulations." *First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment*, 423 A.2d 695, 701 (D.C. 1981) (quoting *Stewart v. District of Columbia Board of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

**A. Roof Structure Special Exception Relief (§411)**

Under Section 411.11, the Board may grant special exception relief from the strict requirements for a roof structure where full compliance is "impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area" and would be "unduly restrictive, prohibitively costly, or unreasonable." 11 DCMR §411.11. The Board may approve deviations from the roof structure requirements provided the intent and purpose of Chapter 400 and the Zoning Regulations are not "materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely." *Id.* As shown on the roof plan included with the Architectural Plans and Elevations attached hereto as Exhibit C, the

project incorporates multiple roof structures (§411.3), the roof structures will not be setback from all exterior walls a distance equal to their height above the roof (§411.2), and one of the roof structures will have walls of varying height (§411.5). Thus, the Applicant requests special exception relief to deviate from strict compliance of those requirements as permitted under Sections 411.11 and 3104.1 of the Zoning Regulations.

**i. Relief from Roof Structure Setback Requirement**

The Applicant requests relief from Section 411.2 of the Zoning Regulations, which requires roof structures to be setback in accordance with the provisions of the zone district in which the Project is located. 11 DCMR §411.2. The R-5-A District requires a roof structure to be set back from the building's walls a distance at least equal to the roof structure's height above the roof on which it is located.

The Applicant proposes to provide a stair tower enclosure near the front façade of each building with a height of 9 feet and a larger stair/vestibule/storage/elevator override enclosure in the center of the roof that measures 9 feet, but steps up to 15 feet, 6 inches at the portion enclosing the elevator override. The larger enclosure meets the setback requirements on all sides, except the interior parking lot side. This enclosure cannot be relocated since it is fixed by the location of the egress stair shaft. Likewise, the stair tower enclosure near the front façade of each building meets the setback requirements on the street side, but not on the loading dock side since it is located at the roof edge. This stair component is camouflaged by an architectural embellishment – a corner tower which helps define the street edge and provide an architectural presence for the building. This stair tower enclosure is provided because the Building Code mandates that when residential recreation space is located on the roof of a building, a separate stairwell that leads to the bottom of the building must also be located on the roof. The building code also recommends that stair towers be located at the extreme end of a corridor. Thus, the

placement of this tower is based on the building code and the internal configuration of the building. The proposed roof structure does comply, however, with the spirit and intent of the roof structure provisions and the Zoning Regulations. The purpose of the setback requirement is to ensure adequate light and air to adjacent property and abutting streets. This purpose is achieved despite the requested special exception since relief from the setback requirement will not hinder the light and air of adjacent property owners since the roof structure meets the permitted height requirement.

**ii. Relief from Roof Structure Enclosure Requirement**

Section 411.3 requires that all penthouses and mechanical equipment be placed in one enclosure. However, the Applicant proposes to provide two enclosures on each proposed building: a stair tower enclosure and a larger stair/vestibule/storage/elevator override enclosure near the center of the roof. Each of these structures are necessary features. The Applicant's proposal calls for the provision of residential recreational space on the roof, which triggers the building code requirement that a separate stairwell leading to the bottom floor of the building be located on the roof and recommends that the stairs be located near the end of a corridor. The other penthouse is necessary for the additional stair tower and elevator override as well as for providing access to the roof. Thus, the Applicant has proposed two separate roof structures to comply with the building code, to keep distinct mechanical operations separate, and to break up massing on the roof. The Applicant could theoretically connect the separate enclosures and combine them into one large enclosure spanning nearly the entire roof, but this would be contrary to sound design principles and increase the mass on the roof.

The multiple roof structures will not adversely impact the light and air of adjacent buildings. The placement of the roof enclosures helps to minimize the visibility of the structures to the greatest extent possible, and the overall mass of the roof structures has been reduced.

Therefore, the intent and purposes of the Zoning Regulations will not be materially impaired and the light and air of adjacent buildings will not be adversely affected.

**iii. Relief from Walls of Equal Height Requirement**

The Applicant requests relief from Section 411.5 of the Zoning Regulations. That section requires the enclosing walls of a penthouse to be of equal height. However, the project incorporates two sets of enclosing wall heights on the stair/vestibule/storage/elevator override roof structure. The walls of the stair tower, vestibule and storage portion of the enclosure has a height of 9 feet. The portion of the enclosure over the elevator override steps up to 15 feet, 6 inches in order to fully enclose the override. Approximately 88% of the stair/vestibule/storage/elevator override roof structure has a height of 9 feet, and the remaining 12% has a height of 15 feet, 6 inches. Since the project includes a roof deck as an amenity to the building tenants, the building code requires that all accessible levels be served by an elevator, which therefore results in an elevator override.

The proposed roof structure does comply, however, with the spirit and intent of the roof structure provisions and the Zoning Regulations by helping to ensure adequate light and air to adjacent property and abutting streets. The step down in height helps to reduce the visibility of the roof structure from the surrounding areas. Furthermore, this special exception is requested in order to further minimize the bulk of the roof structure. If necessary, the entire roof structure could measure 15 feet, 6 inches; however, the penthouse would have unnecessary mass and height which would not further the intent of the Zoning Regulations. Accordingly, the proposed penthouses are in harmony with the purpose and intent of the Zoning Regulations and meet the test for special exception relief under Section 411.

**B. Special Exception for a New Residential Development in the R-5-A District (§353)**

Pursuant to §353.1 of the Zoning Regulations, in R-5-A Districts, all new residential developments, except those compromising all one-family detached and semi-detached dwellings, must be reviewed by the Board as special exceptions under §3104 in accordance with the standards and requirements in §353. The requirements of Section 353 are as follows:

1. Section 353.2 - The Board shall refer the application to the D.C. Board of Education for comment and recommendation as to the adequacy of existing and planned area schools to accommodate the number of students that can be expected to reside in the project.

The Applicant understands that the Office of Zoning has referred the application to the D.C. Board of Education for review and comment. The Applicant notes that there are a number of existing D.C. public schools in the area, including Takoma Educational Center and Coolidge Senior High School, which are adequate to accommodate the number of students that can be expected to reside in the project. See Exhibit E. The Applicant further notes that school capacity has not been an issue in the District since this subsection of the Zoning Regulations was adopted in the early 1990's.

2. Section 353.3 - The Board shall refer the application to the D.C. Departments of Transportation and Housing and Community Development for comment and recommendation as to the adequacy of public streets, recreation and other services to accommodate the residents of the project and the relationship of the proposed project to public plans and projects.

The Applicant understands that the Office of Zoning has referred the application to the D.C. Departments of Transportation and Housing and Community Development. The Applicant has also submitted a copy of the application to the D.C. Departments of Transportation. The Subject Property fronts on both Maple and Willow Streets, providing adequate access to the site.

All areas not devoted to the building or parking will be appropriately landscaped. Grading will meet all acceptable standards to prevent soil erosion. There will be sidewalks accessing the site that allow for a high level of pedestrian accessibility. There are also several recreational opportunities in the vicinity, including the athletic facilities at Coolidge Senior High School and small parks in the District. See Exhibit E.

3. Section 353.4 - The Board shall refer the application to the D.C. Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the future residents of the project and the surrounding neighborhood.

The Applicant understands that the Office of Zoning has referred the application to the Office of Planning. As shown on the plans, the site plan has been arranged to provide for maximum accessibility, pedestrian and vehicular flow, and light and air for both the multiple and single family dwelling units. The two multiple family buildings are over eighty feet apart with landscaping throughout the site. The relocated single family homes are appropriately screened from the multiple family dwellings and have been located adjacent to other single family homes instead of closer to the commercial use to the north of the Subject Property where they are currently located.

4. Section 353.5 - In addition to other filing requirements, the developer shall submit to the Board with the application, four site plans and two sets of typical floor plans and elevations, grading plans (existing and final), landscaping plans, and plans for all new rights-of-way and easements.

Twenty copies of all of the required plans were initially submitted with the Application, and twenty copies of the current plans are submitted herewith as Exhibit C.

**C. Special Exception for Theoretical Building Sites (§2516.1)**

Pursuant to §2516.1 of the Zoning Regulations, if approved by the Board as a special exception under §3104, two or more principal buildings or structures may be erected on a single subdivided lot, subject to the provisions of §2516. The Applicant meets the requirements of §2516 as follows:

1. Section 2516.2 - This section applies to construction on a lot that is located in, or within 25 feet of, a Residence District.

The Subject Property is located in the R-5-A District, and thus complies with this provision.

2. Section 2516.3 - In addition to other filing requirements, the applicant shall submit to the Board, with the new application, four site plans for all new rights-of-way and easements, and existing and preliminary landscaping and grading plans with approximate building footprints, provided: (a) the applicant shall also submit, either with the original application or at a later time, final landscaping and grading plans and two sets of typical floor plans and elevations; and (b) if the applicant elects to submit the plans referenced above at a later date, the Board's original approval shall be conditional, subject to a later public hearing and final decision on the project as a whole.

All required plans were submitted with the initial application. In addition, the Architectural Plans and Elevations attached hereto as Exhibit C also include landscaping and grading plans, building footprints, and typical floor plans and elevations. Thus, should this application be approved, there would be no reason for the Board's approval to be conditional or otherwise subject to a later public hearing and final decision on the project.

3. Section 2516.4 - The number of principal buildings permitted by this section shall not be limited; provided, that the applicant for a permit to build submits satisfactory evidence that all the requirements of this chapter (such as use, height, bulk, open spaces around each building, and limitations on structures on alley lots pursuant to Section 2507 and 3202.2 and 3202.3 are met.

As shown on the Zoning Tabulations sheet included with the Architectural Plans and Elevations attached hereto as Exhibit C, the proposed development meets all applicable zoning requirements.

4. Section 2516.4 – This section includes provisions for when a principal building has no street frontage, as determined by dividing the subdivided lot into theoretical building sites for each principal building.

As shown on the Architectural Plans and Elevations attached hereto as Exhibit C, all theoretical building sites have street frontage, and thus this section is not applicable.

5. Section 2516.5 - In providing net density pursuant to Section 2516.11, the Board shall require at least the following:

- a. The area of land that forms a covenanted means of ingress or egress shall not be included in the area of any theoretical lot, or in any yard that is required by this title.

As shown on the plans, there are no areas of land that form a covenanted means of ingress or egress included in the project. Thus, this provision is not applicable as each lot provides its own direct access and means of ingress and egress.

- b. Notwithstanding any other provision of this title, each means of vehicular ingress or egress to any principal building shall be 25 feet in width, but need not be paved for its entire width.

As shown on the plans, each means of vehicular ingress and egress is at

least 25 feet in width. The principal buildings will each have direct access from either Maple Street or Willow Street or both (in the case of the multiple family dwellings).

- c. If there are not at least two entrances or exits from the means of ingress or egress, a turning area shall be provided with a diameter of not less than 60 feet.

As shown on the plans, the project includes at least two entrances or exits from the means of ingress or egress.

- d. The requirements of paragraphs (b) and (c) above may be modified if the Board finds that a lesser width or diameter will be compatible with, and will not be likely to have an adverse effect on, the present character and future development of the neighborhood; provided, that the Board shall give specific consideration to the spacing of buildings and the availability of resident, guest, and service parking.

The project complies with the requirements of paragraphs (b) and (c) above and therefore the Applicant is not seeking any modification of these provisions from the Board.

u. Section 2516.7 - Where not in conflict with the Act to Regulate the Height of Buildings in the District of Columbia, the height of a building governed by the provisions of this section, in all zone districts, shall be measured from the finished grade level at the middle of the front of each building.

The building heights have been measured from the finished grade at the middle of the front of the building, and thus complies with this provision.

7. Section 2516.8 - This section was repealed pursuant to Zoning Commission Order No. 06-05.

8. Section 2516.9 - The proposed development shall comply with the substantive provisions of this title and shall not likely have an adverse effect on the present character and

future development of the neighborhood. The proposal is consistent with the Takoma small area plan, which has been adopted by the D.C. Council, in terms of level of density and the design of the proposed apartment buildings which have been designed to have a commonality, as well as compatibility, with the surrounding historic district.

The proposed development complies with the substantive provisions of the zoning regulations. The development will not have an adverse effect on the present character and future development of the neighborhood, as it will provide a high-quality residential development that will contribute to the vitality of the Takoma Park community. The development includes landscaping and sidewalks that will create an attractive and accessible site. The project also provides additional residential uses in an area designated as such in the Comprehensive Plan.

9. Section 2516.10 - Before taking final action on an application under this section, the Board shall refer the application to the D.C. Office of Planning for coordination, review, and report, including a number of specific factors of consideration.

The Applicant understands that the Office of Zoning has referred this application to the Office of Planning for coordination, review, and report. In addition, as discussed above, the proposed development is consistent with, and helps to implement, the overall purpose and intent of the Zoning Regulations, and other planning considerations for the area and the District as a whole. In addition, consistent with the provisions of section 2516.10 (a) – (c), the project:

- a. meets all applicable standards for public safety (§2516.10(a)(1));
- b. meets all applicable environmental standards (§2516.10(a)(2));
- c. will be adequately served by existing public education facilities (§2516.10(a)(3));

- d. will be served by several small area parks and recreation venues (§2516.10(a)(4));
- e. provides adequate parking and loading on-site and the additional dwelling units will not negatively impact the traffic patterns on surrounding streets (§2516.10(a)(5));
- f. has been designed to relocate the existing single family dwellings closer to adjacent single family dwellings, while establishing the new multiple family buildings adjacent to commercial uses (§2516.10(a)(6));
- g. is attractively landscaped and designed to be pedestrian accessible (§2516.10(a)(6));
- h. has been approved in concept by the Historic Preservation Review Board (§2516.10(a)(7));
- i. provides a transition between single family residential, multiple family residential, and commercial land uses and appropriate screening has been established between these uses (§2516.10(b));
- j. includes driveways that have been located at the opposite end of the site from the single family residential uses so as to minimize conflict or disruption (§2516.10(b));
- k. includes side and rear yards, density, and open space that meet the requirements set forth in the Zoning Regulations (§2516.10(b));
- l. provides parking at a one-to-one ratio, as required by the Zoning Regulations, and the additional of 76 dwelling units will not negatively impact the surrounding traffic patterns (§2516.10(c)); and

- m. not have a negative impact on neighboring properties since it incorporates adequate screening, the placement of driveways, and the transition of land uses from south to north (§2516.10(d)).

10. Section 2516.11 - The Board may impose conditions with respect to the size and location of driveways; net density; height, design, screening, and location of structures; and any other matter that the Board determines to be required to protect the overall purpose and intent of the Zoning Regulations.

As discussed in more detail above, the Applicant has appropriately addressed the size and location of driveways, net density; height, design, screening, and location of structures. The Applicant also believes that the development is consistent with the overall purpose and intent of the Zoning Regulations, and other planning considerations for the area, and thus, if approved, the imposition of conditions with respect to these issues is not necessary for this application.

## **VI. WITNESSES**

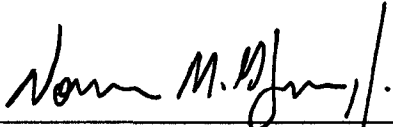
- A. Paul Millstein, Project Developer;
- B. Melissa Cohen, Project Architect; and
- C. Steve Sher, Land Planner.

**VII.  
CONCLUSION**

For the reasons stated above, the requested relief meets the applicable standards for a special exception relief under the Zoning Regulations. The granting of the application will be in harmony with the general purpose and intent of the regulations and will not adversely affect the use of neighboring properties.

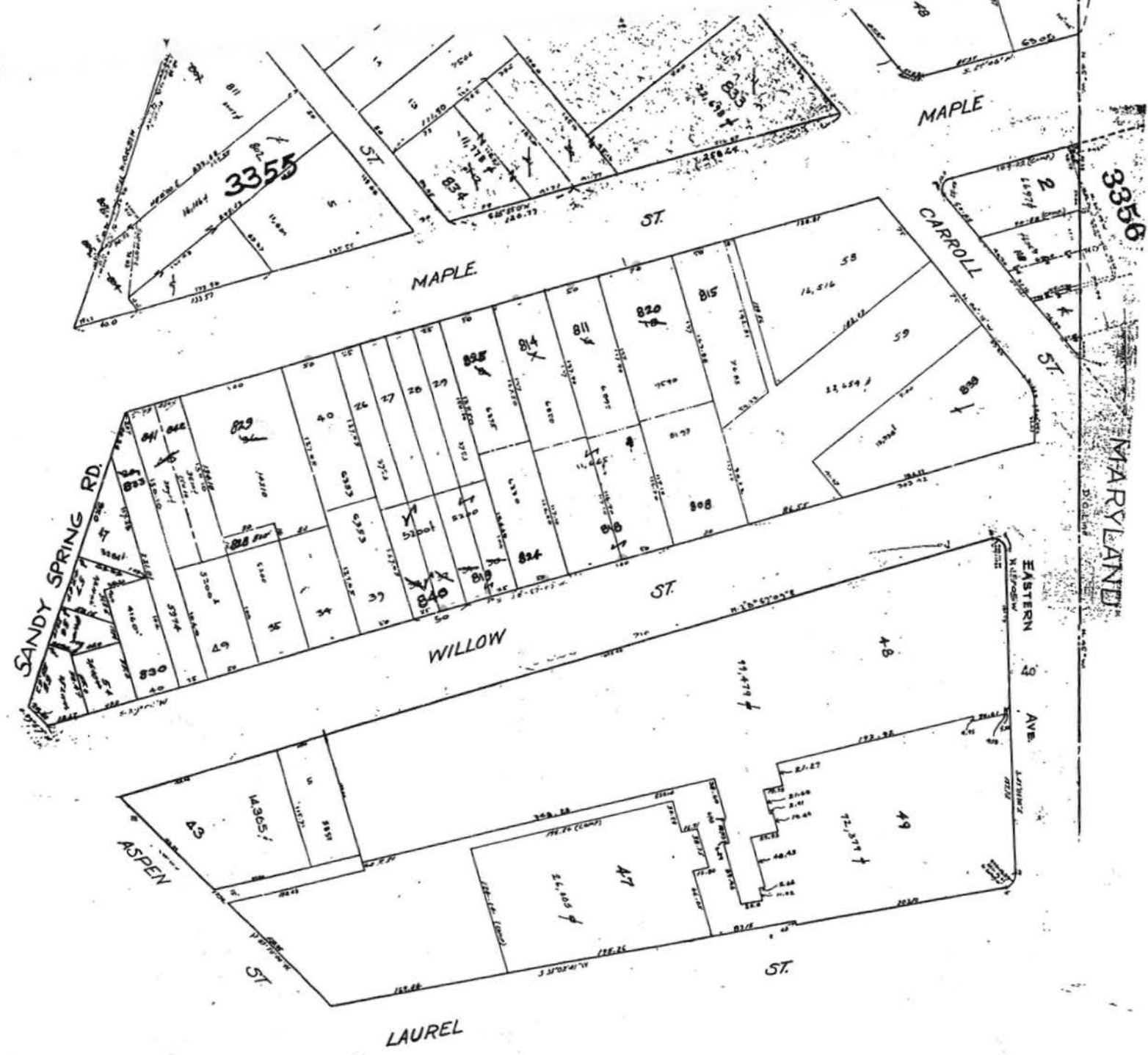
Respectfully submitted,

HOLLAND & KNIGHT, LLP

By:  \_\_\_\_\_  
Norman M. Glasgow, Jr.  
Kyrus L. Freeman  
2099 Pennsylvania Avenue, N.W.  
Suite 100  
Washington, D.C. 20006  
(202) 955-3000

# 4876021\_v2

**A**



3356  
MARYLAND

**B**



**C**



# TAKOMA PARK

SQUARE 3357, WASHINGTON, D.C.  
 BZA SUBMISSION NOVEMBER 13, 2007  
 OWNER / DEVELOPER:  
 DOUGLAS DEVELOPMENT CORPORATION

BOARD OF ZONING ADJUSTMENT  
 District of Columbia

CASE NO. 17679

EXHIBIT NO. 27

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GTM

TAKOMA PARK - SQUARE 3357

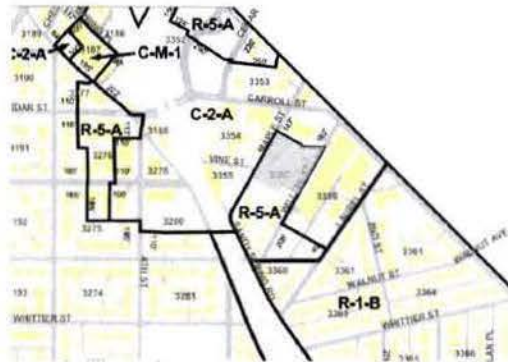
G T M A R C H I T E C T S

# ZONING TABULATIONS

## LOT DATA

SQUARE: 3357  
 LOTS: LOT 808, 811 & 818  
 LOTS: 26, 27, 28, 29, 40, 814, 815, 819, 820, 824, 825, 840, & 843  
 ZONE: R-5-A

THREE (3) EXISTING 2 STORY SINGLE FAMILY RESIDENCES  
 THIRTEEN (13) EXISTING VACANT LOTS



	REQUIRED/ALLOWED	MULTI-FAMILY BUILDINGS		RELOCATED EXISTING SINGLE FAMILY HOMES (UNDER SEPARATE 'CONCEPT' REVIEW 06-24-08)			TOTAL OF ALL LOTS
		MAPLE HOUSE (lot A)	WILLOW HOUSE (lot B)	6926 WILLOW (lot C)	6949 MAPLE (lot D)	6924 WILLOW (lot E)	
NUMBER OF UNITS		38	38	1	1	1	79
GROSS FLOOR AREA		47,744SF	47,744SF	1,592SF	1,107SF	1,136SF	99,323SF
LOT AREA	4,000 SF MIN	44,208SF	44,208SF	4,040SF	4,672SF	4,751SF	101,879SF
F.A.R.	0.90 MAX (1.08 MAX w/ INCLUSIONARY ZONING)	1.08	1.08	0.39	0.24	0.24	0.97
LOT WIDTH	At least 40% of required min width (50') and not less than 14 feet	323'-0"	347'-6"	50'-6"	50'-6"	51'-2"	
BUILDING FOOTPRINT		15,834SF	15,834SF	1,155SF	1,447SF	1,155SF	35,425SF
LOT OCCUPANCY	40%	35.8%	35.8%	28.6%	31.0%	24.3%	34.8%
BUILDING HEIGHT (MEASURING HEIGHT FROM 0'-0" (+269.00))	40' MAX	40' MAX	40' MAX	+/- 25'-0"	+/- 22'-0"	+/- 20'-0"	
NUMBER OF STORIES	3 MAX	3	3	2	1	1	
REAR YARD SETBACK	20'-0" MIN	41'-7"	41'-5"	31'-2"	27'-1"	20'-0"	
SIDE YARD SETBACKS	3" per foot of height of building, but not less than 8 feet	34'-0" / 82'-7" (10'-0" MIN)	34'-0" / 74'-2" (10'-0" MIN)	8'-0" / 8'-2" (8'-0" MIN)	8'-10" / 11'-6" (8'-0" MIN)	8'-1" / 8'-6" (8'-0" MIN)	
FARKING	1 per 1 dwelling unit	1 per 1 dwelling unit = 38 Spaces	1 per 1 dwelling unit = 38 Spaces	1 per 1 dwelling unit	1 per 1 dwelling unit	1 per 1 dwelling unit	79 Spaces
LOADING	None required since less than 50 dwelling units per building	Loading dock and zone provided Loading Dock Size = 12' x 30'	Loading dock and zone provided Loading Dock Size = 12' x 30'	N/A	N/A	N/A	

ALL PLANS ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL BY HPRM





TAKOMA PARK - SQUARE 3357 - AERIAL SITE PHOTO

BZA SUBMITTAL - 05-22-07

PROJECT NO: 06.0069

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G T M ARCHITECTS



1 EXISTING SITE ALONG WILLOW STREET



2 INTERSECTION OF WILLOW STREET AND CARROLL AVENUE



3 MAPLE STREET LOOKING NORTH



4 HOUSE AT 6926 WILLOW STREET TO BE RELOCATED



5 HOUSE AT 6924 WILLOW STREET TO BE RELOCATED



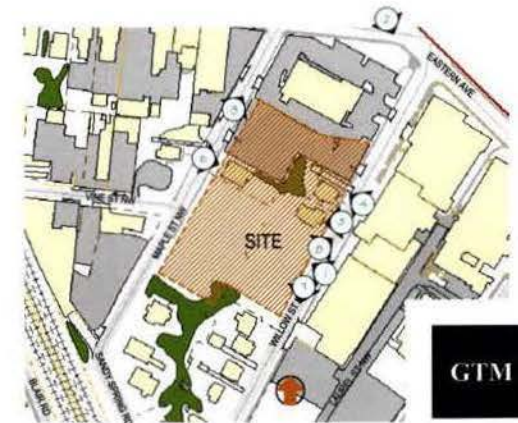
6 HOUSE AT 6949 MAPLE STREET TO BE RELOCATED



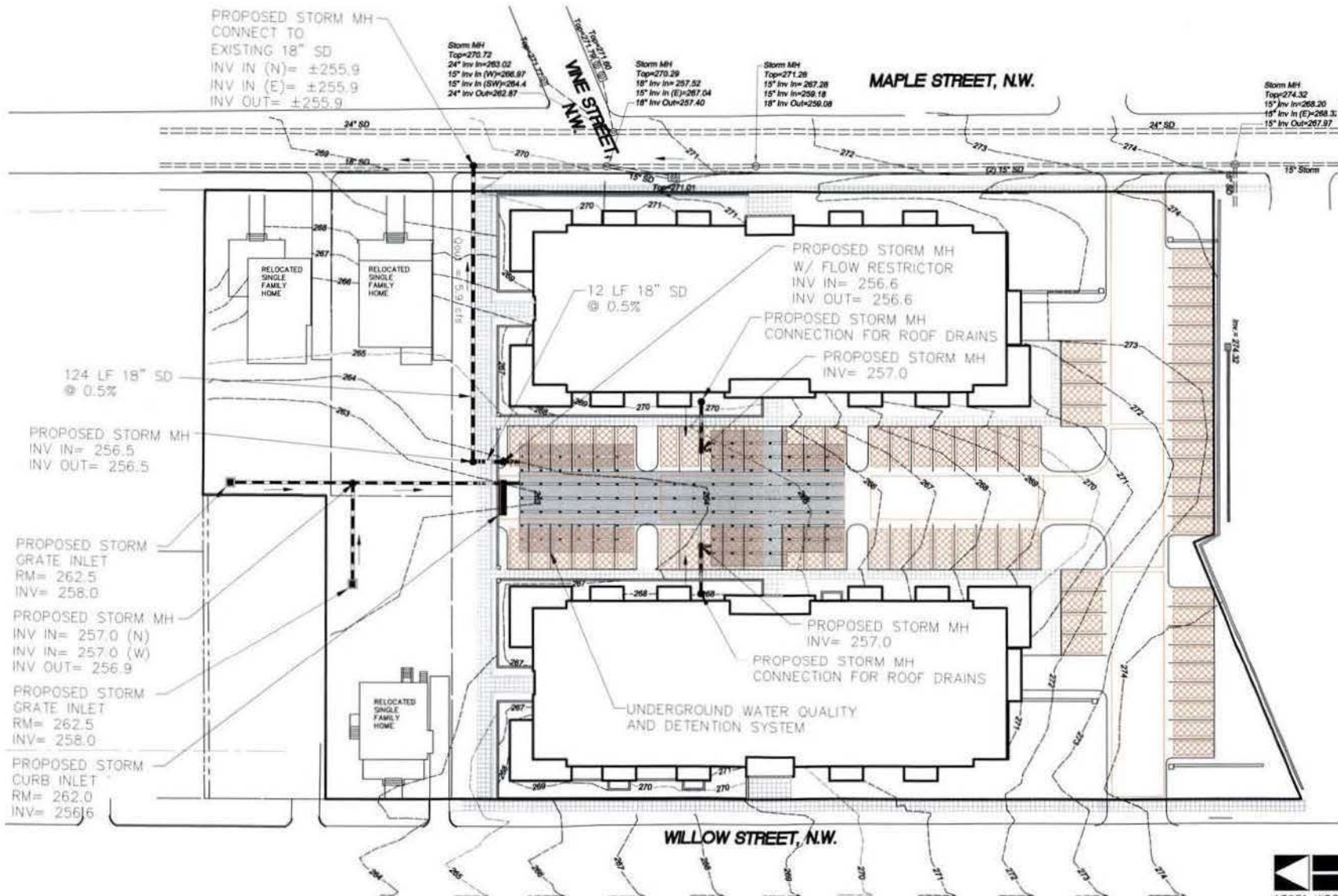
7 WILLOW STREET LOOKING NORTH



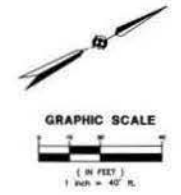
8 WILLOW STREET LOOKING SOUTH



## TAKOMA PARK - SQUARE 3357 - SITE PHOTOS



- LEGEND**
- ==== EXISTING STORM PIPE
  - PROPOSED STORM PIPE
  - ⊙ EXISTING STORM MANHOLE
  - PROPOSED STORM MANHOLE
  - PROPOSED STORM GRATE INLET
  - ▬ PROPOSED STORM CURB INLET



**TAKOMA PARK - SQUARE 3357 DRAINAGE PLAN**

BZA Submission - 05-22-07

**Kimley-Horn and Associates, Inc.**  
 13221 WOODLAND PARK ROAD, SUITE 400  
 HERNDON, VA 20171  
 TEL: 703.674.1300 FAX: 703.674.1350

**STORMWATER QUANTITY CONTROL**

**NRCS TR-55 Hydrology Method**

Where:  $V_s$  = Storage Volume  
 $q_p$  = Peak Outflow Discharge  
 $V_r$  = Runoff Volume  
 $q_r$  = Peak Inflow Discharge

**Pre-Development Run-Off**  
 2-Year Storm  
 $Q_{2,1}$  = 4.2 cfs

**Post-Development Run-Off**  
 2-Year Storm  
 $Q_{2,2}$  = 6.9 cfs

**15-Year Storm**  
 $Q_{15,1}$  = 5.9 cfs

**15-Year Storm**  
 $Q_{15,2}$  = 9.8 cfs

**Determine  $q_p/q_r$**   
 2-Year Storm  
 $q_p/q_r$  = 0.60

**15-Year Storm**  
 $q_p/q_r$  = 0.60

**Determine  $V_s/V_r$  (from Figure 6-1 TR-55)**  
 $V_s/V_r$  = 0.24

**Post-Development Curve Number**

- $A_1$  = 0.54 acres
- $CN_1$  = 99 (Roads and Parking Lot Pavement)
- $A_2$  = 1.01 acres
- $CN_2$  = 90 (Medium Density Apartment House, assuming type C soils)
- $A_3$  = 0.10 acres
- $CN_3$  = 90 (1/8 Acre Single Family Homes, assuming type C soils)
- $A_4$  = 0.21 acres
- $CN_4$  = 79 (Open Space, assuming fair condition and type C soils)
- $A_5$  = 0.51 acres
- $CN_5$  = 85 (Open Pavement)

Weighted Curve Number  $CN_w$  = 90

**Determine Rainfall P**

(From Table A.2 DDM Storm Water Management Guidebook)  
 Rainfall  $P_{24}$  (24-hour) = 2.17 in  
 Rainfall  $P_{15}$  (24-hour) = 6.79 in

**Determine Runoff Q**  
 $Q = (P-0.20)^2(P+0.85)$

Where:  $Q$  = Runoff (in)  
 $P$  = Rainfall (in)  
 $Q$  = Potential Maximum Retention after Runoff Begins (in)

$S = (1000/CN) - 10$

$S = 1.14$

Runoff  $Q_{2,1}$  = 1.22 in  
 Runoff  $Q_{15,1}$  = 5.56 in

**Determine Runoff Volume  $V_r$**

$V_r = 53.33QA_{10}$

Where:  $V_r$  = Runoff Volume (acre-ft)  
 $Q$  = Runoff (in)  
 $A_{10}$  = Drainage Area (sq mi)  
 53.33 = Conversion factor from (in-sq mi) to (acre-ft)

$V_{(Q=1.0)}$  = 0.24 acre-ft  
 $V_{(Q=5.0)}$  = 1.10 acre-ft

**Determine Storage Volume  $V_s$**

$V_s = V_r \times (V_s/V_r)$

Where:  $V_s$  = Storage Volume (ac-ft)  
 $V_r$  = Runoff Volume (ac-ft)

$V_{(Q=1.0)}$  = 0.06 ac-ft 2627 cf  
 $V_{(Q=5.0)}$  = 0.27 ac-ft 11544 cf

**WATER QUALITY**

Water Quality Volume  
 $V_w = (R \times I_w) / 12$

Where:  $V_w$  = Water Quality Volume (cubic feet)  
 $R$  = Runoff Depth (inches)  
 $I_w$  = Impervious Area (square feet)  
 12 = Conversion Factor

**Total Site Runoff Depth**  
 0.5 inches = Parking lots, city streets, highspeed roads  
 0.3 inches = Rooftops, sidewalks, pedestrian plaza areas

- $A_1$  = 0.75 acres
- $R_1$  = 0.50 (Parking lots, city streets, highspeed roads)
- $A_2$  = 1.62 acres
- $R_2$  = 0.30 (Rooftops, sidewalks, pedestrian plaza areas)

Weighted Runoff Depth  $R_w$  = 0.36 inches

**STORMWATER QUANTITY HYDROLOGY**

**Stormwater Rational Method**

$Q = CIA$

Where:  $Q$  = Peak flow (cfs)  
 $C$  = Runoff coefficient  
 $I$  = Rainfall Intensity (in/hr)  
 $A$  = Drainage Area (acre)  
 $T$  = Time of concentration (min)

**Total Site Pre-Development Run-Off**

$T = 15$  min

**Pre-Development Runoff Coefficient**

$A_1 = 0.87$  acres  
 $C = 0.9$  (Concrete Pavement)

$A_2 = 0.12$  acres  
 $C = 0.65$  (One-Family Detached Dwelling)

$A_3 = 1.67$  acres  
 $C = 0.3$  (Grass)

Weighted Runoff Coefficient  $C_w = 0.46$

**Pre-Development 2-Year Storm**

$Q = CIA$   $C$  = Runoff Coefficient  
 $I$  = rainfall Intensity (in/hr) - 2-yr frequency Storm  
 $A$  = Area (acre)

$C = 0.46$  weighted runoff coefficient  
 $I = 3.83$  in/hr  
 $A = 2.36$  acres

$Q_{2,1} = 4.2$  cfs Peak Flow

**Pre-Development 15-Year Storm**

$Q = CIA$   $C$  = Runoff Coefficient  
 $I$  = rainfall Intensity (in/hr) - 15-yr frequency Storm  
 $A$  = Area (acre)

$C = 0.46$  weighted runoff coefficient  
 $I = 6.44$  in/hr  
 $A = 2.36$  acres

$Q_{15,1} = 5.9$  cfs Peak Flow

**Total Site Post-Development Run-Off**

$T = 5$  min

**Post-Development Runoff Coefficient**

$A_1 = 0.51$  acres  
 $C = 0.9$  (Concrete Pavement)

$A_2 = 0.10$  acres  
 $C = 0.65$  (One-Family Detached Dwelling)

$A_3 = 0.51$  acres  
 $C = 0.3$  (Grass)

$A_4 = 1.01$  acres  
 $C = 0.75$  (Building)

$A_5 = 0.21$  acres  
 $C = 0.6$  (Open Cell Pavement)

Weighted Runoff Coefficient  $C_w = 0.67$

**Post-Development 2-Year Storm**

$Q = CIA$   $C$  = Runoff Coefficient  
 $I$  = rainfall Intensity (in/hr) - 2-yr frequency Storm  
 $A$  = Area (acre)

$C = 0.67$  weighted runoff coefficient  
 $I = 3.83$  in/hr  
 $A = 2.34$  acres

$Q_{2,2} = 6.9$  cfs Peak Flow

**Post-Development 15-Year Storm**

$Q = CIA$   $C$  = Runoff Coefficient  
 $I$  = rainfall Intensity (in/hr) - 15-yr frequency Storm  
 $A$  = Area (acre)

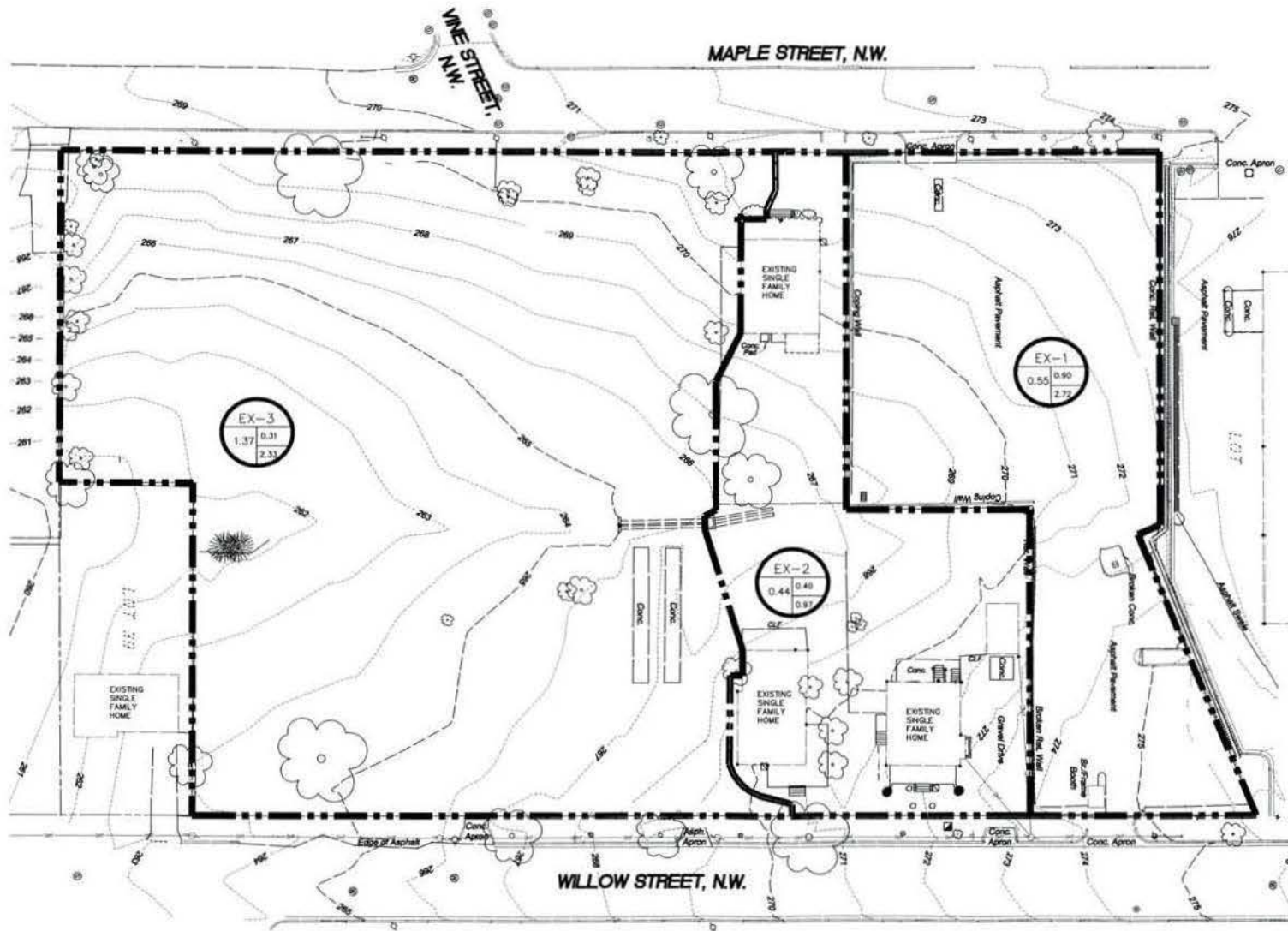
$C = 0.67$  weighted runoff coefficient  
 $I = 6.3$  in/hr  
 $A = 2.34$  acres

$Q_{15,2} = 9.8$  cfs Peak Flow

Required Water Quality Volume	3,125 cu ft
Required Storage Volume	11,544 cu ft
Total Volume Required	14,669 cu ft
Volume Provided	14,720 cu ft

**TAKOMA PARK - SQUARE 3357 DRAINAGE CALCULATIONS**





**TAKOMA PARK - SQUARE 3357 PRE-DEVELOPMENT DRAINAGE AREA MAP**

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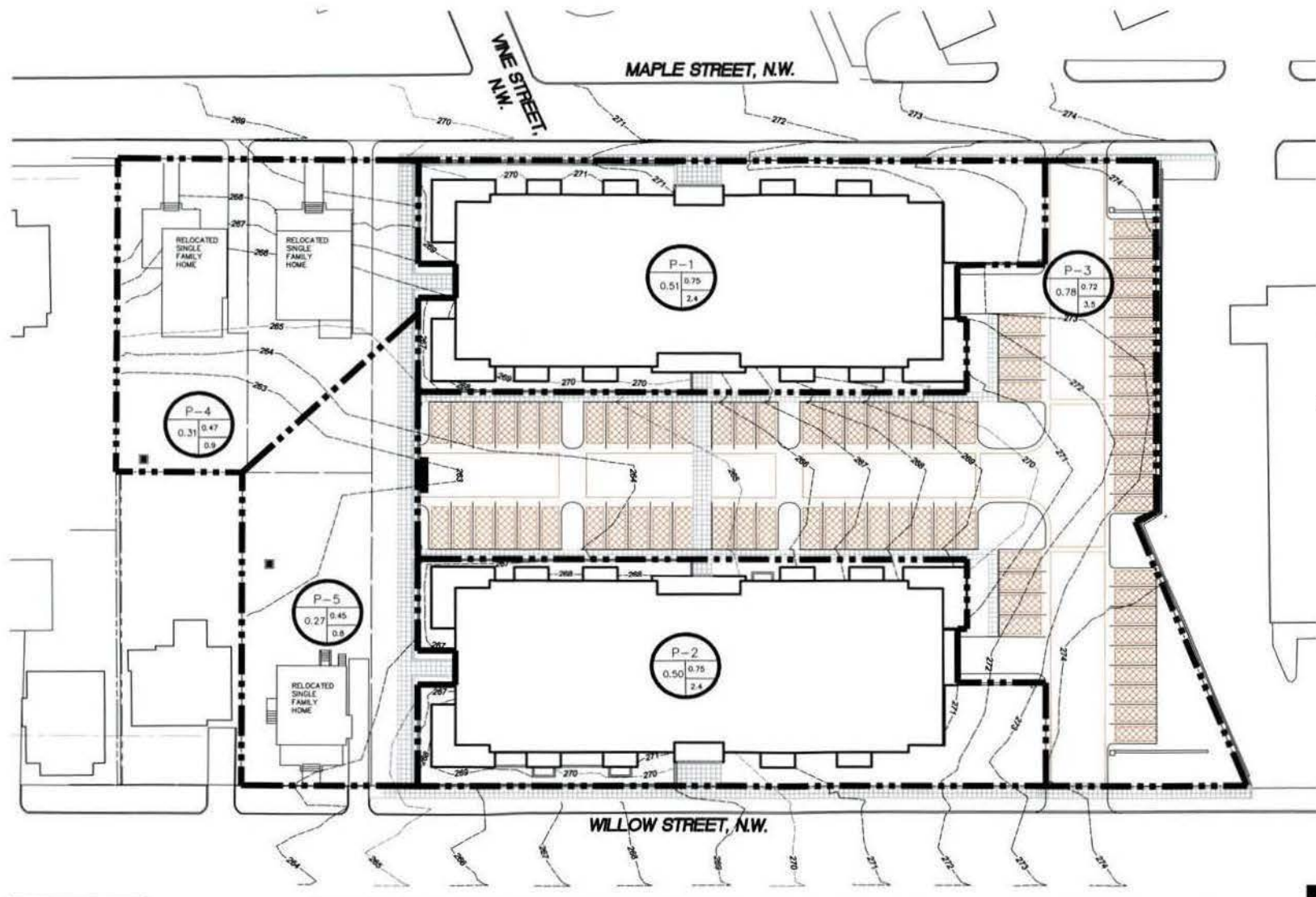
**Kimley-Horn and Associates, Inc.**  
 13221 WOODLAND PARK ROAD, SUITE 400  
 HERNDON, VA 20171  
 TEL: 703.674.1300 FAX: 703.674.1350

C400

MAPLE STREET, N.W.

VINE STREET, N.W.

WILLOW STREET, N.W.



LEGEND

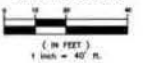


- A = BASIN DESIGNATION
- B = AREA IN ACRES
- C = RUNOFF COEFFICIENT
- D = PEAK RUNOFF IN CFS (15-YEAR)

--- DRAINAGE BASIN



GRAPHIC SCALE

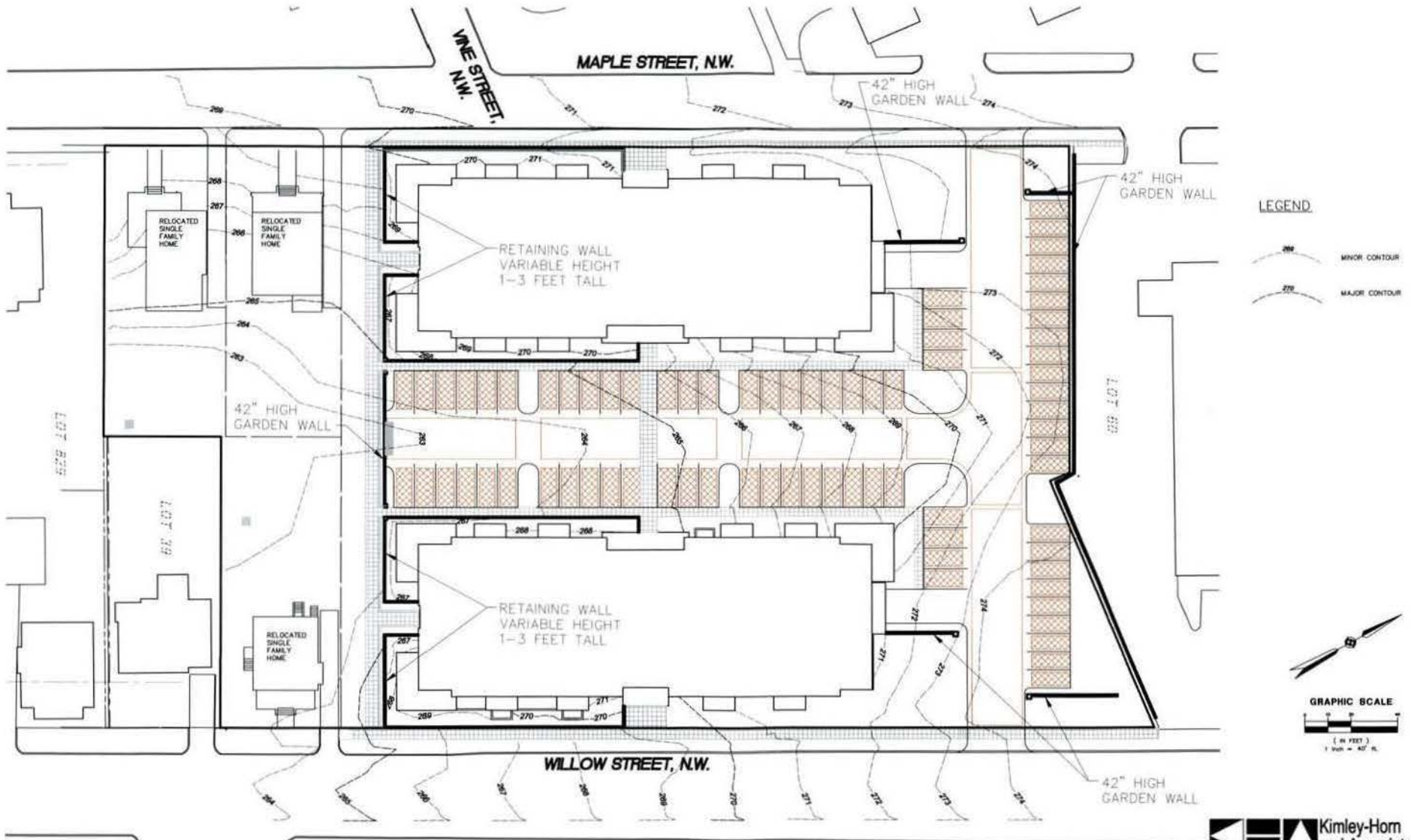


TAKOMA PARK - SQUARE 3357 POST-DEVELOPMENT DRAINAGE AREA MAP



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C500



**LEGEND**


 MINOR CONTOUR  
 MAJOR CONTOUR

**GRAPHIC SCALE**

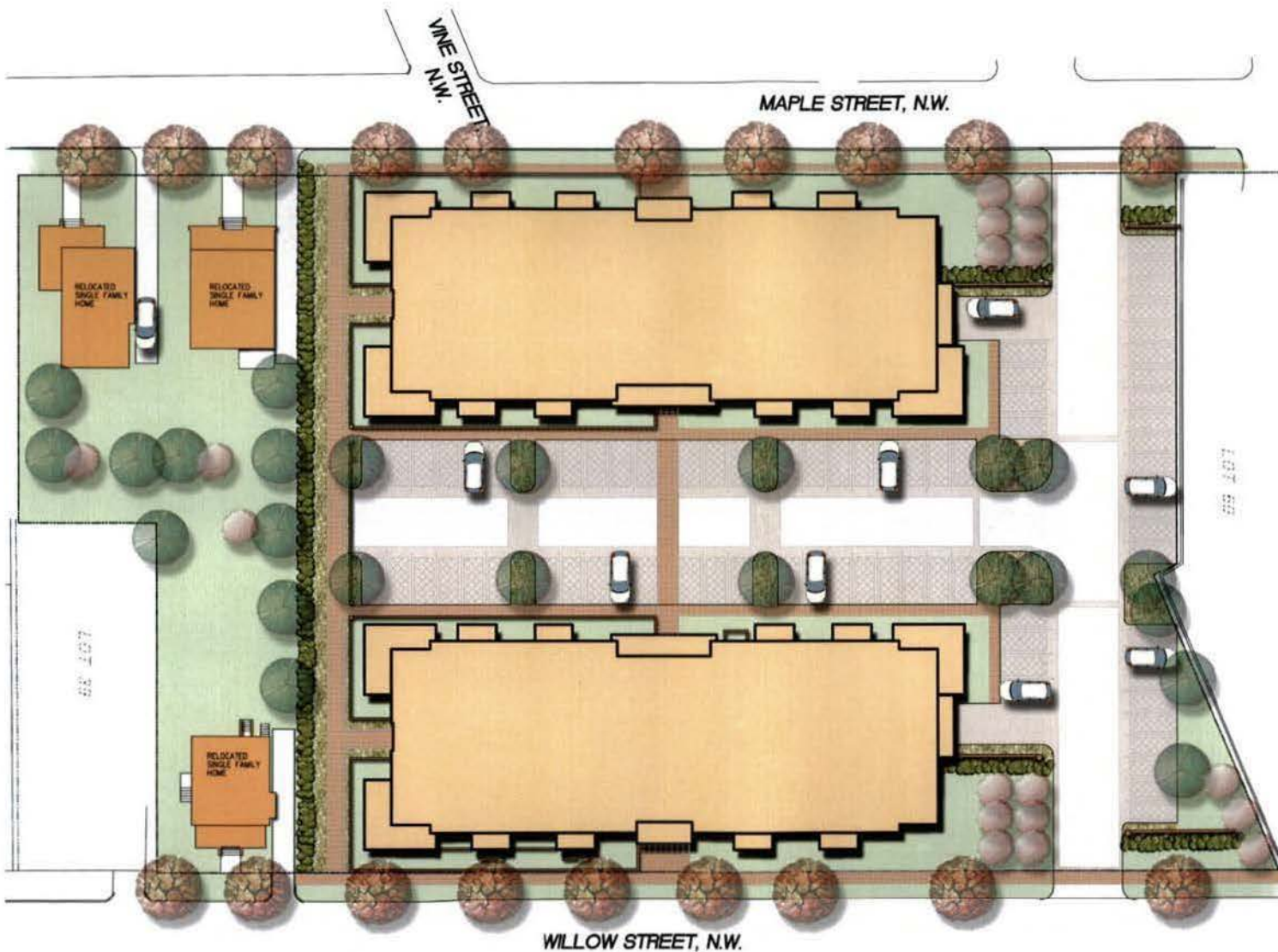
  
 ( IN FEET )  
 1 inch = 40' PL.

**TAKOMA PARK - SQUARE 3357 GRADING PLAN**

BZA Submission - 05-22-07

 **Kimley-Horn and Associates, Inc.**  
 13221 WOODLAND PARK ROAD, SUITE 400  
 HERNDON, VA 20171  
 TEL: 703.674.1300 FAX: 703.674.1350

C800



WILLOW STREET, N.W.

GRAPHIC SCALE

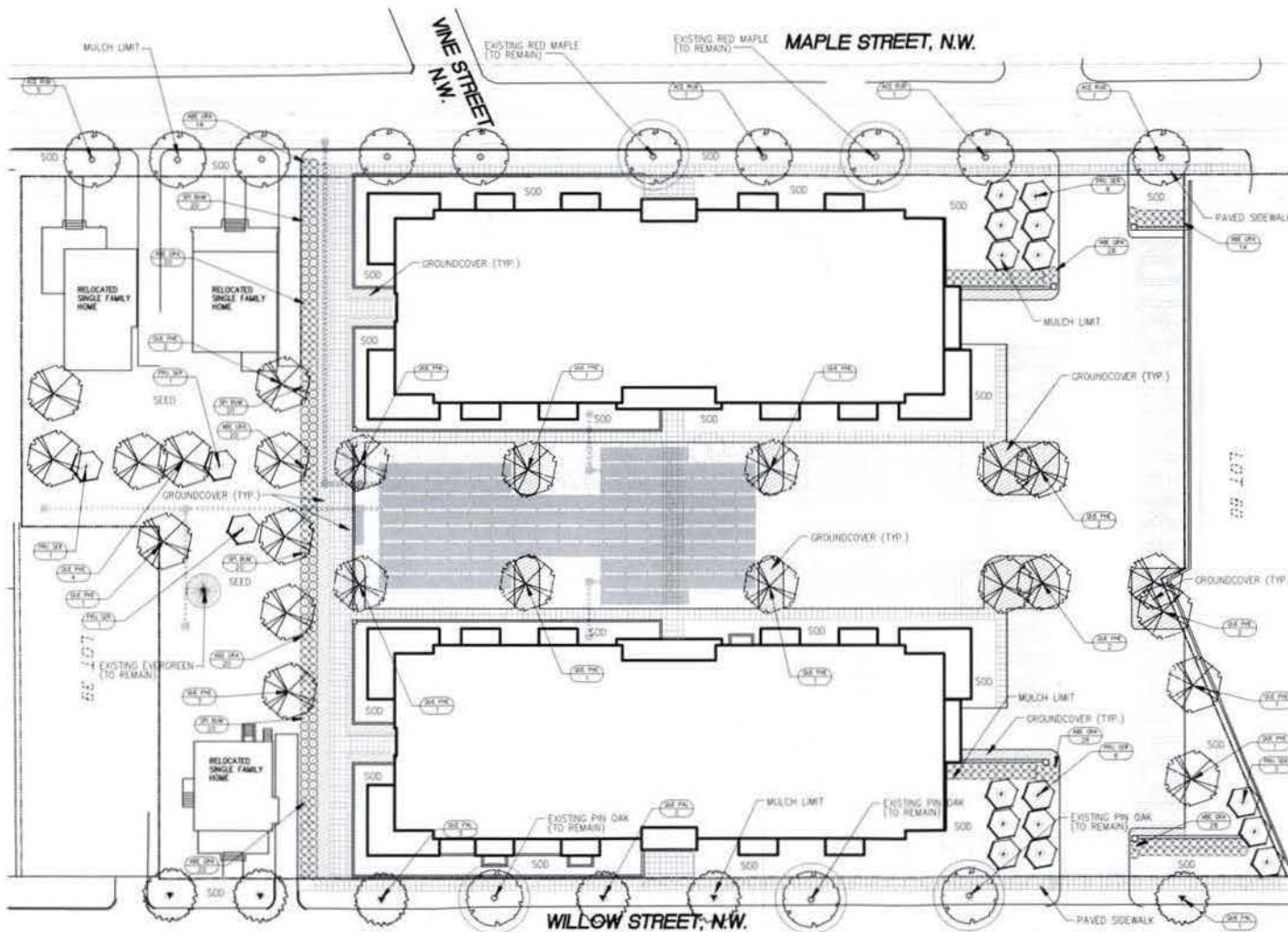


**TAKOMA PARK - SQUARE 3357 LANDSCAPE PLAN RENDERING**

BZA Submission - 05-22-07



**Kimley-Horn and Associates, Inc.**  
 13221 WOODLAND PARK ROAD, SUITE 400  
 HERNDON, VA 20171  
 TEL: 703.674.1300 FAX: 703.674.1350



PLANTING SCHEDULE					
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
3	ACE RUB	Acer rubrum	OCTOBER GLORY RED MAPLE	88	12' GA. HT., 3.5" CAL.
18	FRU SYR	Prunus pennsylvanica	WHITE JAPANESE FLOWERING CHERRY	88	8-7' GA. HT.
6	QAE PAL	Quercus pauciflora	PN OAK	88	12' GA. HT., 3.5" CAL.
24	QAE PHE	Quercus phellos	WILLOW OAK	88	12' GA. HT., 3.5" CAL.
180	ABE GRA	Abies grandifolia	GLOSSY ABELIA	3 GA	Tot. 36" O.C.
80	SP1 BUN	Spiraea x bumalda 'Lanethema'	COLORADO SPREA	3 GA	Tot. 36" O.C.
42					Existing tree to be removed
5					Existing deciduous tree to remain
1					Existing evergreen tree to remain

N "N" = NATIVE PLANT

**MISCELLANEOUS**

- SEED                      50/50 Mix Annual Ryegrass & Cereal (Winter) Rye
- SOD                        Tall Fescue
- MULCH STRIP           Double shredded hardwood mulch, natural (undyed) Mulch between Ground Cover and Shrubs to Top of Curb.

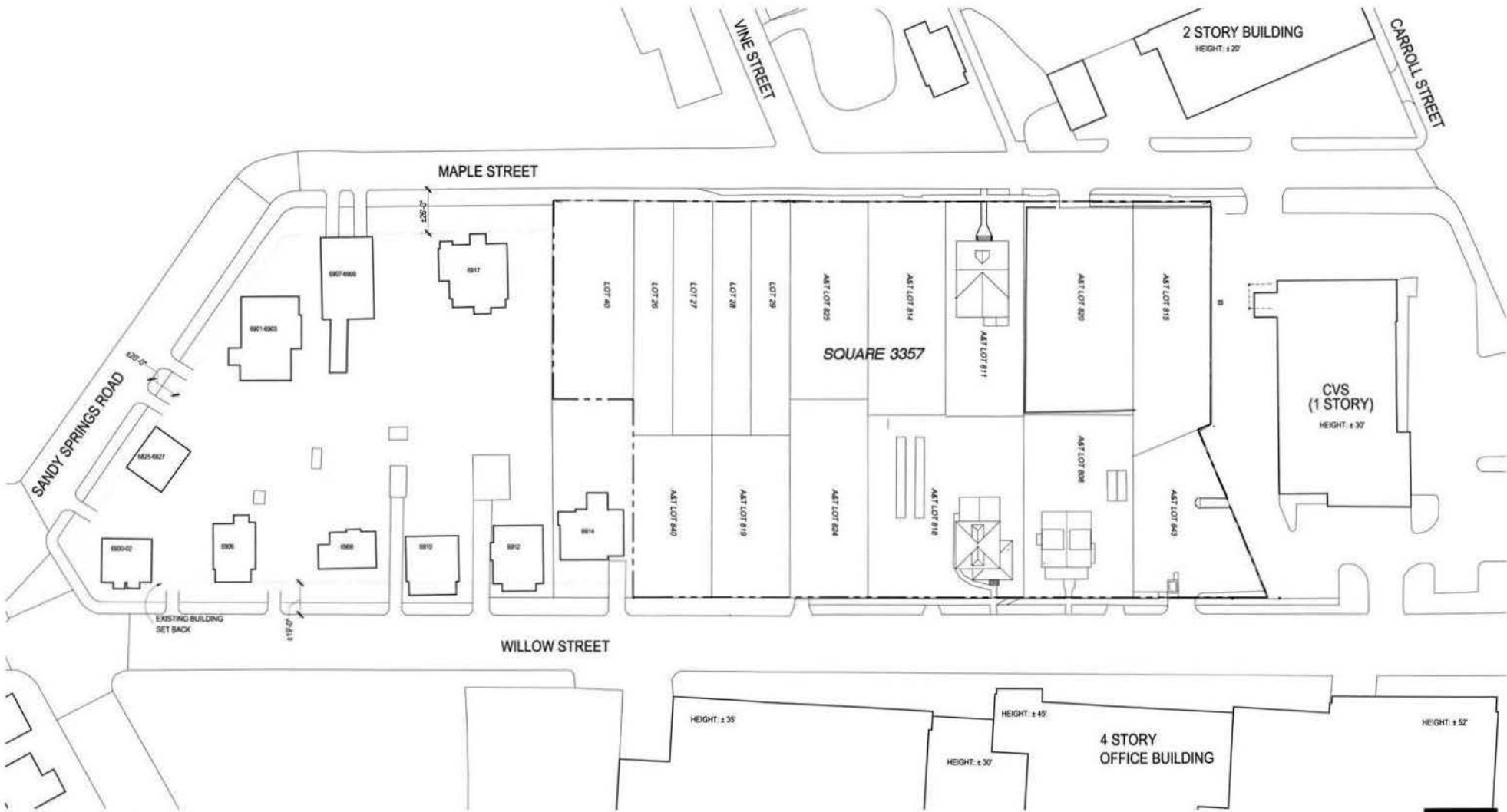


**TAKOMA PARK - SQUARE 3357 LANDSCAPE PLAN**

BZA Submission - 05-22-07

NOT FOR CONSTRUCTION

13221 WOODLAND PARK ROAD, SUITE 400  
HERNDON, VA 20171  
TEL: 703.674.1300 FAX: 703.674.1350



1 EXISTING SITE PLAN  
SCALE: 1" = 60'-0"



**TAKOMA PARK - SQUARE 3357 - EXISTING SITE CONDITIONS**

**G T M ARCHITECTS**

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PARKING COUNT	
STANDARD SPACES	48
COMPACT CARS	24
HANDICAPPED	2
VAN-ACCESSIBLE	2
<b>TOTAL</b>	<b>76</b>

PAVED PARKING AREA: 26,054sf  
 REQUIRED GREEN SPACE (5%): 1,303sf  
 PROVIDED GREEN SPACE (lot A&B): 25,611sf

## TAKOMA PARK - SQUARE 3357 - SITE PLAN AND PARKING

G T M ARCHITECTS



1 CELLAR FLOOR PLAN

SCALE: 1/8" = 1'-0"



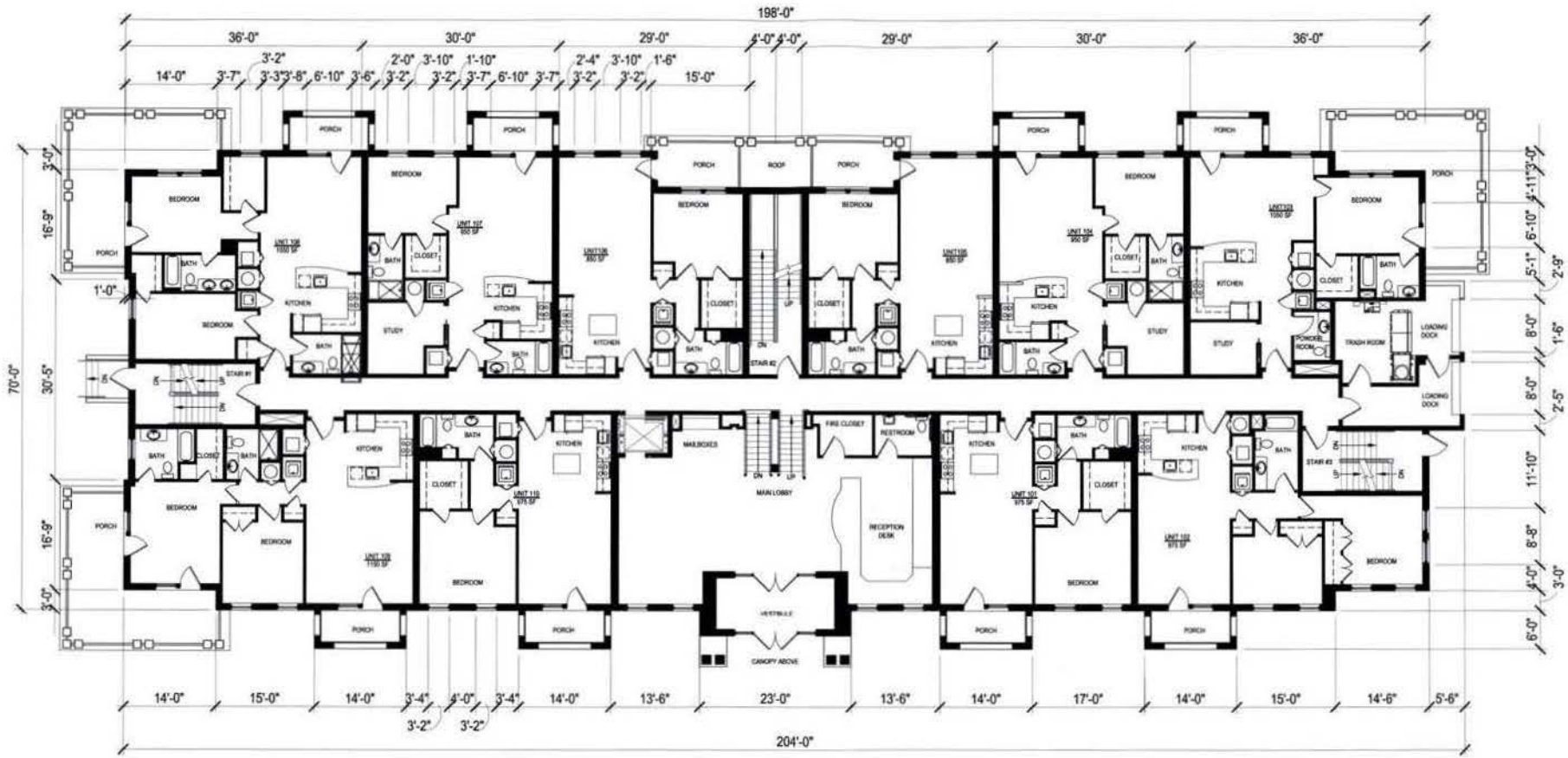
NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



TAKOMA PARK - SQUARE 3357 - CELLAR FLOOR PLAN

G T M ARCHITECTS



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



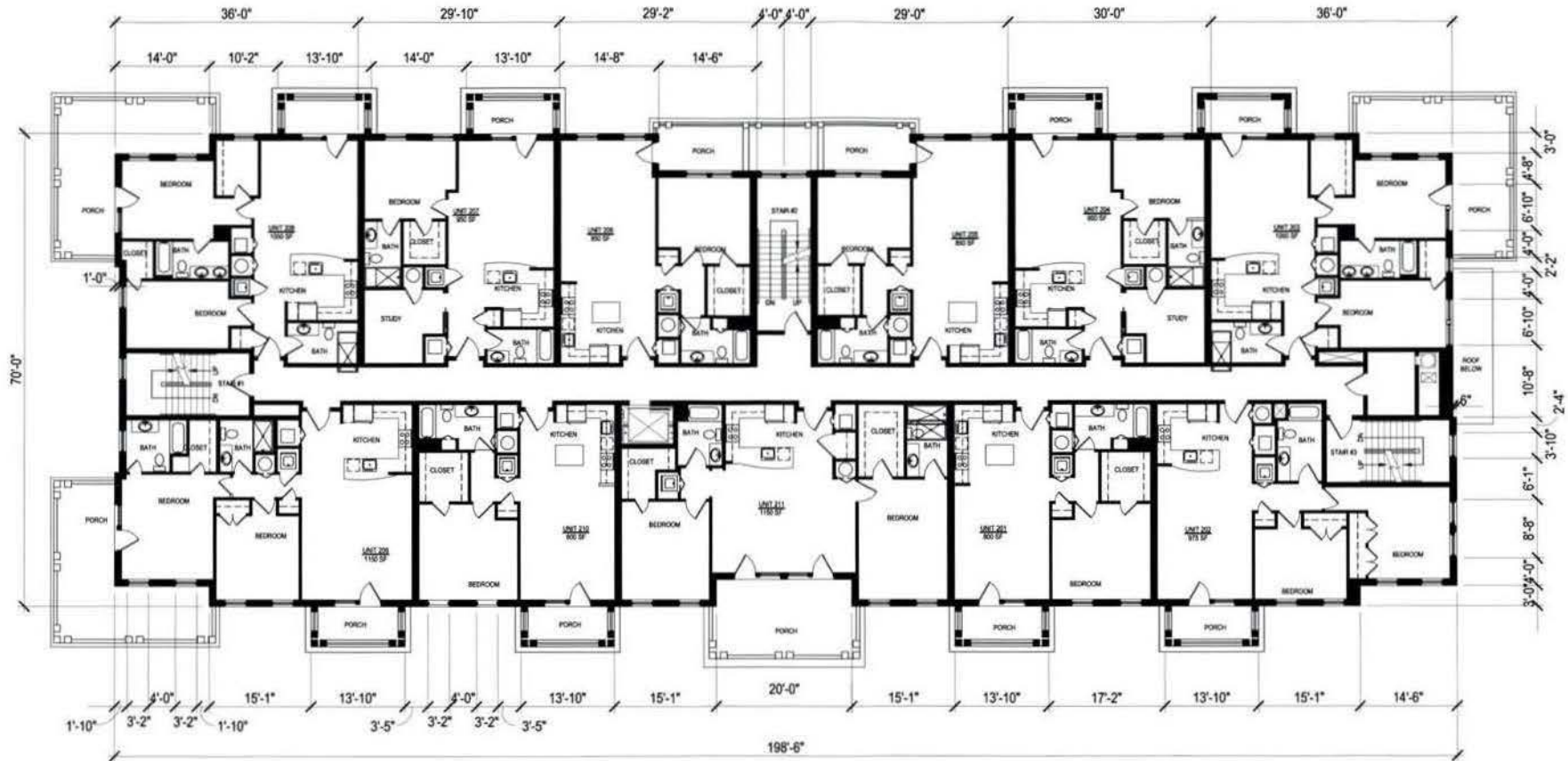
NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



TAKOMA PARK - SQUARE 3357 - FIRST FLOOR PLAN

G T M ARCHITECTS



1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



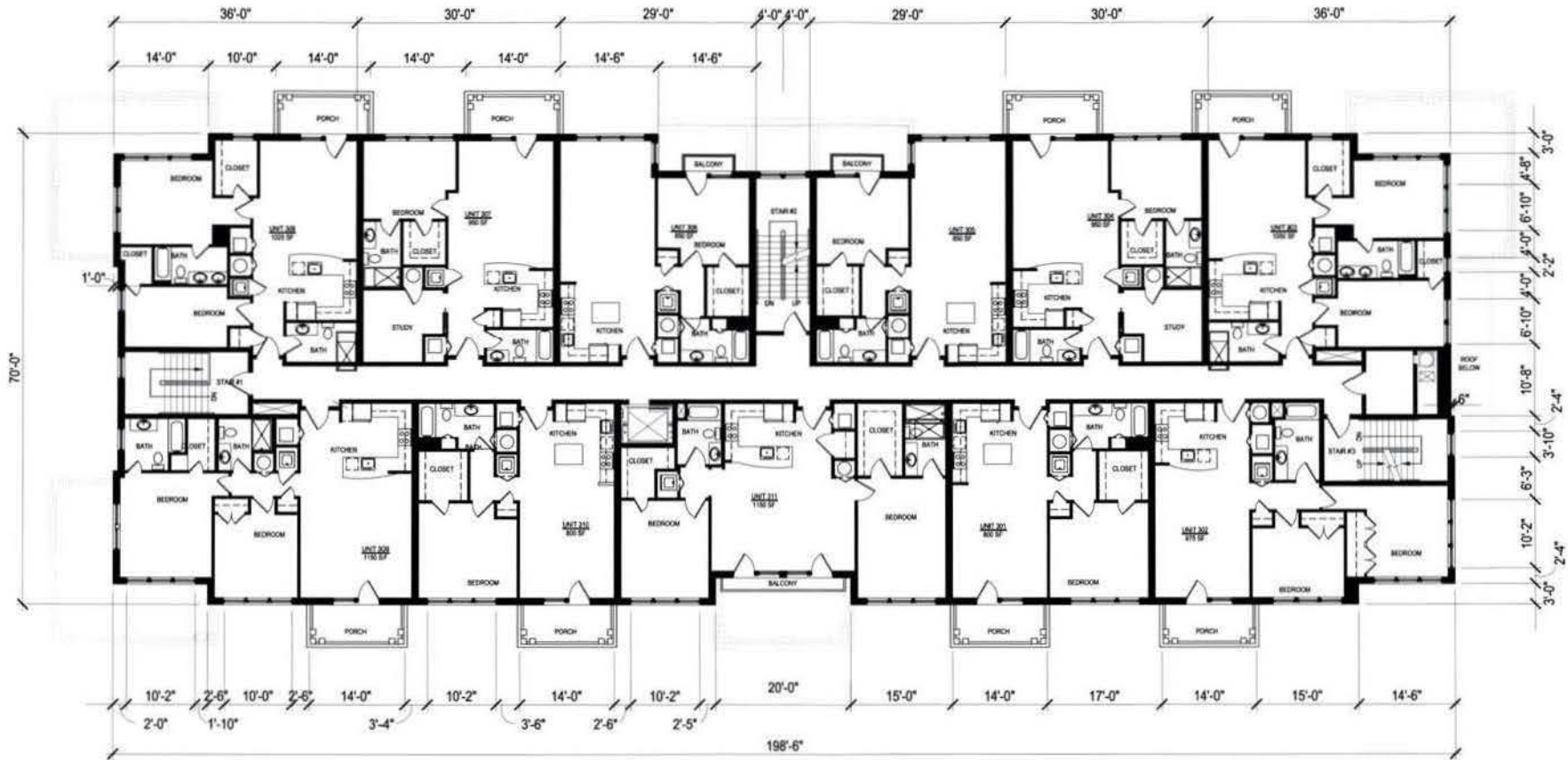
NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

GTM

TAKOMA PARK - SQUARE 3357- SECOND FLOOR PLAN

G T M ARCHITECTS



1 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



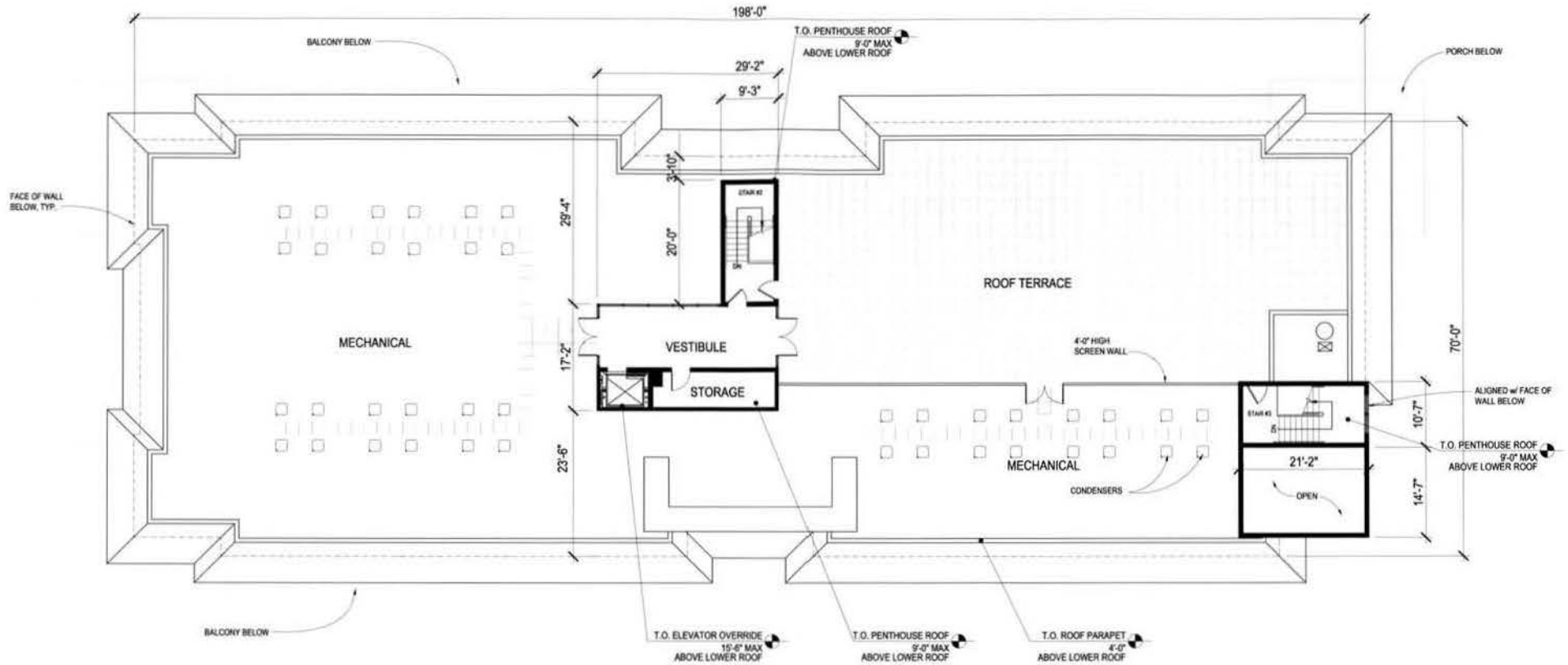
NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

GTM

TAKOMA PARK - SQUARE 3357 - THIRD FLOOR PLAN

G T M A R C H I T E C T S



1 ROOF PLAN  
SCALE: 1/16" = 1'-0"



NOTES:  
1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

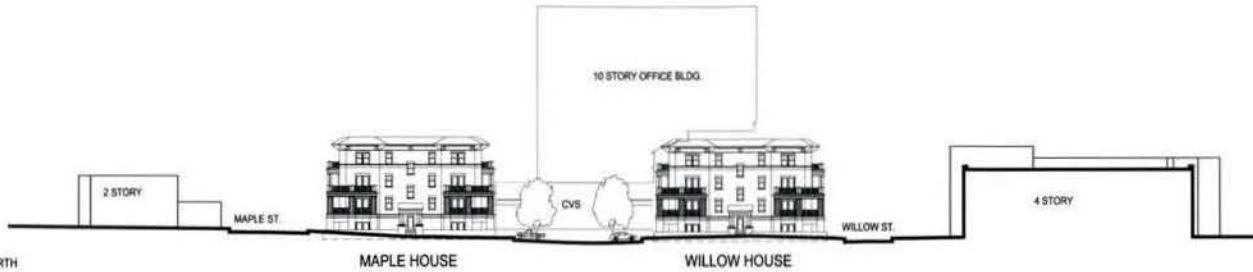


TAKOMA PARK - SQUARE 3357- ROOF PLAN

G T M ARCHITECTS



1 CONTEXT ELEVATION LOOKING SOUTH  
SCALE: 1" = 60'-0"



2 CONTEXT ELEVATION LOOKING NORTH  
SCALE: 1" = 60'-0"



3 WILLOW STREET CONTEXT ELEVATION  
SCALE: 1" = 60'-0"



4 MAPLE STREET CONTEXT ELEVATION  
SCALE: 1" = 60'-0"



TAKOMA PARK - SQUARE 3357 CONTEXT ELEVATIONS

G T M ARCHITECTS

EL-321.83  
T.O. ELEV OVERRIDE

EL-307.33  
ROOF LEVEL

EL-296.0  
THIRD LEVEL

EL-284.83  
SECOND LEVEL

EL-273.67  
FIRST LEVEL

EL-270  
LOBBY LEVEL

EL-262.0  
CELLAR LEVEL



1 STREETFRONT ELEVATION  
SCALE: 3/32" = 1'-0"

EL-321.83  
T.O. ELEV OVERRIDE

EL-307.33  
ROOF LEVEL

EL-296.0  
THIRD LEVEL

EL-284.83  
SECOND LEVEL

EL-273.67  
FIRST LEVEL

EL-270  
LOBBY LEVEL

EL-262.0  
CELLAR LEVEL

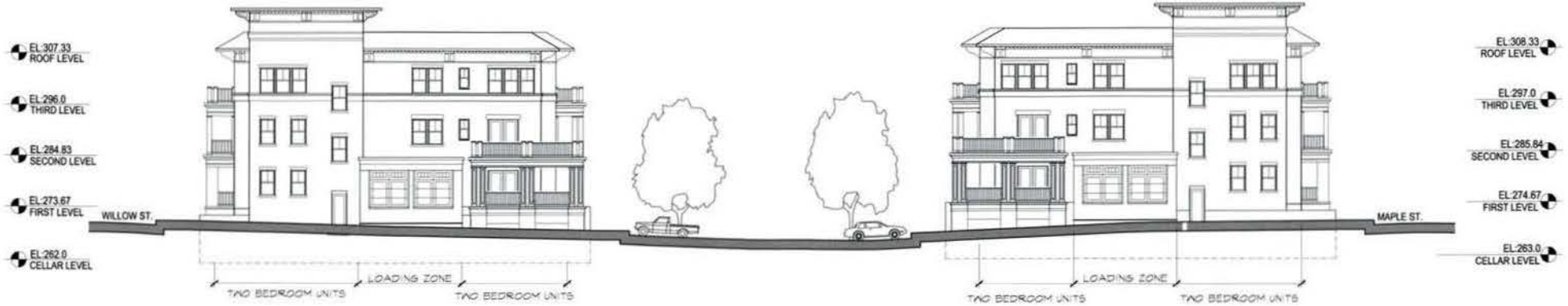


2 INTERIOR SITE ELEVATION  
SCALE: 3/32" = 1'-0"

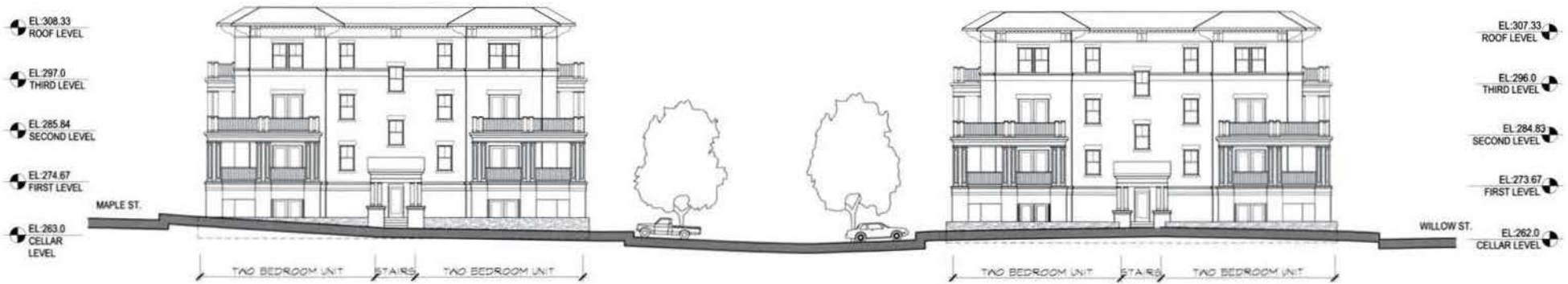


# TAKOMA PARK - SQUARE 3357 WILLOW HOUSE ELEVATIONS

G T M ARCHITECTS



1 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



# TAKOMA PARK - SQUARE 3357 - BUILDING ELEVATIONS

G T M ARCHITECTS



GTM

## TAKOMA PARK - SQUARE 3357

G T M A R C H I T E C T S

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TAKOMA PARK - SQUARE 3357

G T M A R C H I T E C T S

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**TAKOMA PARK - SQUARE 3357**

**G T M ARCHITECTS**

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A302

**D**

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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

---

Property Addresses:	<b>6900 block Willow Street, NW 6900 block Maple Street, NW</b>	<b>X</b>	Agenda Consent Calendar
Landmark/District:	<b>Takoma Park Historic District</b>	<b>X</b>	Concept Review
Meeting Date:	<b>February 22, 2007</b>		Alteration
H P A. Number	<b>07-015</b>	<b>X</b>	New Construction
Staff Reviewer	<b>Steve Callcott</b>		Demolition
		<b>X</b>	Subdivision

---

The applicants, architects George Myer and Melissa Cohen (GTM Architects) for Jemal TP Land LLC, seek conceptual review for construction of two three-story apartment buildings on largely vacant land in the Takoma Park Historic District. The site is currently occupied by three early 20<sup>th</sup> century contributing houses that will be moved to the south end of the parcel and restored, as per the approval of the Board (HPA #06-448, 06-449 and 06-450).

**Proposal**

The plan calls for the construction of two matching three-story brick apartment buildings, each with approximately 40 apartments. The buildings, "Maple House" and "Willow House," would be oriented to the streets on which they face, with an open parking lot for 80 cars behind and along the north edge of the site. Their mass would be modulated with minor insets at the ends and at the center entrance to each building and with projecting porches. The buildings would be traditional in design, generally styled along the lines of eclectic apartment buildings from the 1910s and 1920s, with a rusticated base, overhanging bracketed eaves supporting pent roofs, two-over-one windows and classically-inspired open porches. While the majority of the site would be taken up by the buildings and surface parking, a landscaped public walkway would run along the southern end of the site connecting the two streets. In response to suggestions by the community and HPO, the landscape plan is still being developed to increase the amount of green space and to screen the parking on the north end of the site as much as possible.

**Evaluation**

This proposal is the latest in a long stream of projects proposed for this site over the past ten years. Previous projects included a large commercial component and relied on zoning relief to achieve additional density which was met with some community resistance. The present proposal, consistent with the R-5-A zoning on the site and with the Takoma Small Area Plan adopted by the DC Council, has been developed in an effort to achieve greater support from the community.

While larger than the single-family houses that predominate in the historic district, these small-scale apartment buildings are consistent with the city's vision for a somewhat greater level of density close to the Takoma Metro station, and is not inconsistent with

the small scale apartment buildings and commercial buildings within the historic district. The mass of the building has been modulated and detailed to effectively break down the size of the structures, providing a good model for how larger buildings can be inserted into the Takoma Historic District in a compatible way

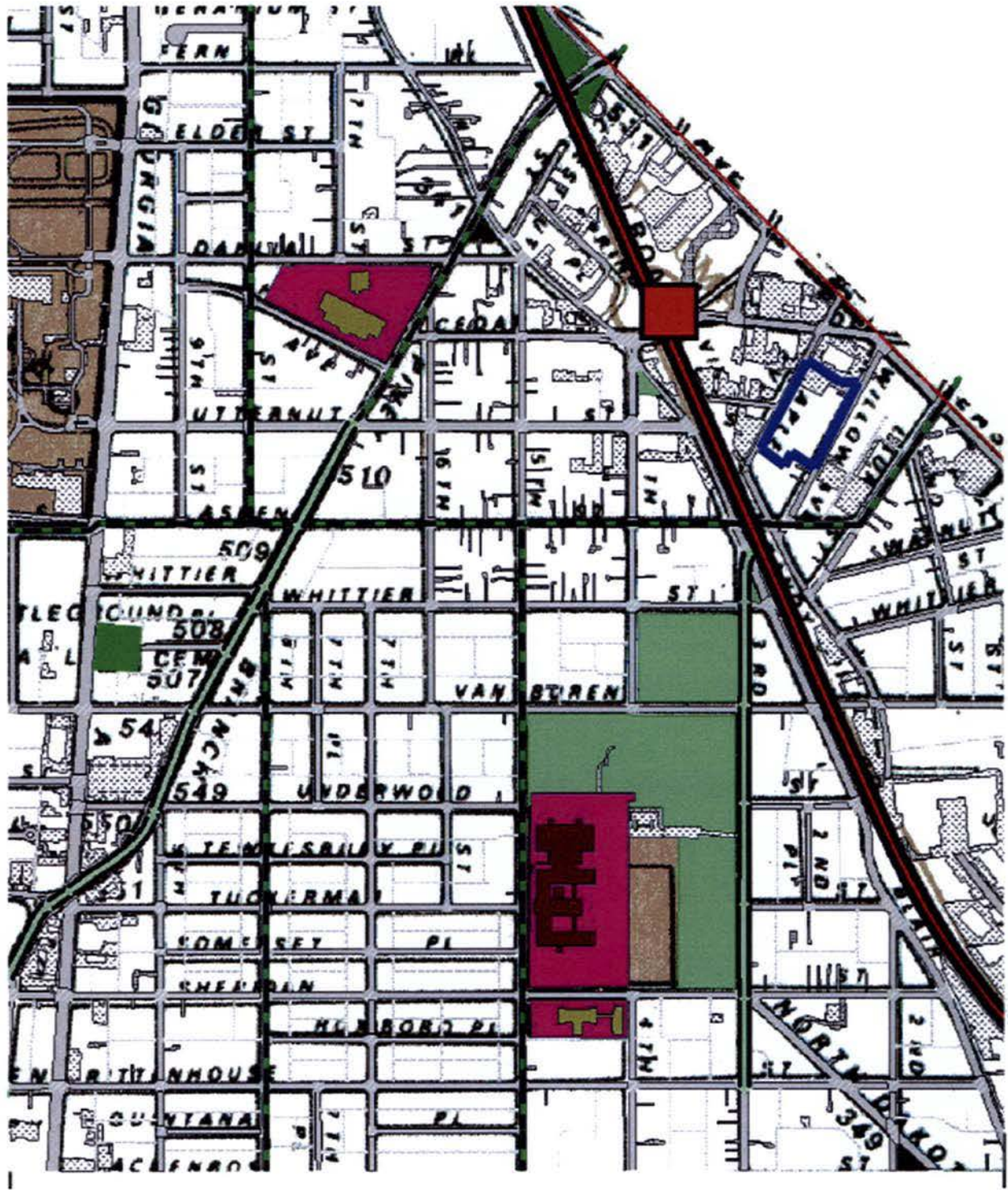
As the design continues to be developed, the HPO would encourage attention to the refinement of the landscape plan, to provide as much quality planting as is feasible. If properly developed, the walkway through the southern edge of the site could be a very attractive amenity to the neighborhood. At the north edge of the site – where the edge of the parking lot abuts the CVS site – construction of a low masonry wall would be effective in screening the parking lot from the north. The applicants should continue to refine the detailing and material selection as well. Consideration should be given to eliminating the cornice atop the central entrance towers and recessed south-side entrances, which compete with the pent roofs. Using three-over-one sash windows rather than two-over-ones should also be considered. Stylistically both of these details would help the building appear less Italianate, a vocabulary that really isn't part of the language of this historic district. The selection of a textured brick and a distinctive roofing material for the pent roofs could give the design added richness.

#### **Recommendation**

The HPO recommends that the Review Board approve the conceptual site plan, height, massing and general architectural treatment, as consistent with the purposes of the preservation act, and direct the applicants to continue working with the HPO and community on further developing the proposal and return for final review when appropriate.

**E**

**Site (Blue Outline), Takoma Park Metro Station (on Red Line, at Red Square),  
School (Purple) and Recreation (Green) Sites Highlighted  
Bicycle Routes (Green Dashes) and Dedicated Bicycle Lanes (Green with Edge)**



**F**

**OUTLINE OF TESTIMONY**  
**PAUL MILLSTEIN**

- I. Introduction
- II. Existing conditions of site
- III. Concept of proposed project
- IV. Extensive process of community participation and outreach
- V. Conclusions

**G**

OUTLINE OF TESTIMONY  
MELISSA COHEN

- I Introduction and experience
- II. Site location and description
- III. Overall site planning considerations
- IV. Project Description
- V Conclusions

**H**

**OUTLINE OF TESTIMONY**  
**STEVENE SHER**  
**DIRECTOR OF ZONING AND LAND USE SERVICES**  
**HOLLAND & KNIGHT LLP**

- I. Introduction
- II. Experience and expertise
- III. Site location and description
- IV. Description of surrounding area
- V. Analysis of requested special exceptions
- VI. Conclusions

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