

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



Office of the Director

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**MEMORANDUM**

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

**FROM:** Leila Finucane Edmonds *LF*  
Director

**DATE:** November 5, 2007

**SUBJECT:** Board of Zoning Adjustment No 17679 – Special Exception Pursuant to Section 353.3 to Permit the Construction of Apartment Buildings on Properties Located between Maple and Willow Streets NW in Square 3357 in an R-5-A District and a Special Exception to Locate two or more Principal Buildings on a Single Subdivided Lot Located in Square 3357

As requested in a Board of Zoning Adjustment (BZA) Memorandum of June 13, 2007, the Department of Housing and Community Development (DHCD) has reviewed the above referenced BZA Application and supports the requested special exceptions. DHCD offers the following reasons for support of the application as submitted based upon the specific information presented in the application:

1. The property lot assemblage is located in an R-5-A District and has three existing single family residences that will be relocated elsewhere on the assembled site as part of the proposed project.
2. The assembled properties will be re-subdivided into five lots to accommodate the two proposed new 38 unit apartment buildings and the three relocated single family residences.
3. The existing three single family houses will be relocated on new recorded lots at the southern end of the property assemblage nearest the other existing single family houses in Square 3357. The relocated houses will buffer and screen the proposed three story apartment buildings in the middle to northern portion of the square.
4. There will be landscaping at the property line between the proposed apartment buildings and the relocated existing houses to screen the houses from the view of the apartment buildings and the parking lot located between the apartment buildings.

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 17679  
EXHIBIT NO. 30

Board of Zoning Adjustment  
District of Columbia

5. The middle portion of both Maple and Willow Streets has C-2-A zoning property located directly across the street from the R-5-A zoning of the applicant's property assemblage in Square 3357. There are four story office buildings located across Willow Street from the proposed apartment building there.
6. Parking access to the two proposed 38 unit apartment buildings is directly from the northern end of Maple and Willow Streets. Each apartment building directly faces either Maple or Willow Streets and enters directly from those streets. The parking lot entrances are located at the northern end of the proposed buildings.
7. There are 76 surface parking spaces that will be provided for the two proposed apartment buildings – one space for each unit.
8. The design of the two proposed buildings has been approved by the Historic Preservation Review Board. Each building will be three stories, 40 feet in elevation, and have facade materials and elements (multi-story porches) that help give the buildings a more residential townhouse appearance. The buildings (and their associated parking lots and entrances) are located nearer the northern end of the site because they are more compatible with the C-2-A uses at the northern end of the Square (a new CVS drugstore).