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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Housing and Community Development

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MEMORANDUM

*attn:
Dick Nera
D.C. of Zoning*

TO: ~~Roland F. Dreist, Jr.~~
Surveyor of the District of Columbia

FROM: Paul Walker
Architect (Construction Inspector)

DATE: August 28th, 2013

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17679

EXHIBIT NO. 0.5

SUBJECT: Department of Housing and Community Development Review comments for Application of Special Exception and Variance for Property at 6923-6953 Maple Street, NW and 6916-6926 Willow Street NW Washington DC.

The Department of Housing and Community Development (DHCD) has reviewed the above referenced application to permit a new residential structure development with two buildings on a single record lot and apply for special exception relief from the roof structure requirements. This special exception for the property located at 6923-6953 Maple Street, NW and 6916-6926 Willow Street NW Washington DC will have no effects on our DHCD operation. DHCD support is based upon the following understanding of the information contained in the application.

The owner of Lots 26-29, 40, 808, 811, 814, 815, 818-820, 824, 825, 840, and 843 in square 3357 seek a special exception approval for a new residential development in the R-5-A District. The applicant also seeks special exception approval for relief of the roof structure requirements and a variance from the loading requirements. The property consists of a 2.3 acre parcel of land located in the center of the block bounded by Maple, Willow, Carroll streets and Sandy Spring Road, in NW, Washington DC. On the northern end of the property there are two detached single family dwellings that are deemed contributing houses to the Takoma Park District. There is also a commercial lot on the property that serves the CVS store to the north: the CVS store is located on the property. The remainder of the property is vacant. The application proposes to redevelop the property with two new multifamily buildings, each one containing 55 dwelling units. One building -Maple House- will be constructed on what is shown as lot A on the plans, the other building Willow House- will be constructed on what is shown as lot B on the plans. Each building will have three stories with a maximum height of 40'-0" and each will contain

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approximately 47,744 square feet of gross floor area. In order to accommodate the proposed development the two existing single family houses on the northern end of the property will be relocated to the southern end of the property, on what is shown as lot C and D on the plans. The project will provide 112 parking spaces as required by zoning.

According to the enclosed roof plan, the project has multiple roof structures of unequal heights that do not comply with the roof structure setback requirements. The roof plan depicts two penthouses. The one is at the northeast corner the second is in the center of the building. It is set back 3'-1" from the west wall of the building .the top on the penthouse is 9'-0" above the roof of the building except for the elevator over ride which in 15'-6" above the roof of the building.