

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Housing and Community Development

Office of the Director



OFFICE OF ZONING

2010 JUN -7 PM 12:44

MEMORANDUM

TO: Richard S. Nero, Jr.
Deputy Director of Operations
Office of Zoning

FROM: Leila Finucane Edmonds *LFE*
Director

DATE: JUN -3 2010

SUBJECT: Board of Zoning Adjustment No. 18096 – Special Exception Pursuant to Section 353.3 to Permit the Construction of a new 91 Unit Apartment Building for Low and Moderate Income Senior Citizens on Property Located at 2513-2547 Alabama Avenue SE in an R-5-A District

As requested in a Board of Zoning Adjustment (BZA) memorandum of May 6, 2010, the Department of Housing and Community Development (DHCD) has reviewed the above referenced BZA Application, and supports the requested special exception. DHCD offers the following reasons for support of the application as submitted based upon the specific information presented in the application:

1. The property is a vacant lot in an R-5-A District.
2. The proposed apartment building exceeds the minimum rear yard, side yard, and lot occupancy requirements. The FAR of the proposed building does not exceed the allowable FAR.
3. Twenty-four (24) parking spaces are being proposed on site in a parking lot at the rear of the property behind the building and out of view of Alabama Avenue SE. The number of proposed parking spaces is low compared to the total number of units in the proposed building because the building is located near major bus stops and directly across Alabama Avenue from the Good Hope Marketplace shopping center. The circulation into and out of the parking lot will be from by means of a new entrance/exit road from Alabama Avenue. The new road will also serve the building loading dock.

BOARD OF ZONING ADJUSTMENT

District of Columbia

CASE NO. 18096

EXHIBIT NO. 19

4. The size of the proposed building and the proposed façade materials are consistent for the heavily trafficked Alabama Avenue SE. The long Alabama Avenue and south facing facades (readily seen from Alabama Avenue) are visually broken up into a series townhouse bay elements that help create a more townhouse scale for the building. The project site faces an existing senior nursing care facility across Alabama Avenue and is within a short walking distance of the Good Hope Marketplace shopping center directly to the north of the project site.
5. The proposed 91 unit apartment project will provide badly needed housing for senior citizens of the District (in Wards 7 and 8 and throughout the District).