



FORM 152 - APPLICATION FOR MODIFICATION OF SIGNIFICANCE

GIS INFORMATION

Square	Lot(s)	Zone	ANC
6167	45, 46, 47, 48, 49, 50, and 51	RA-1	8D03

Address of Property: 4201-4347 4th Street SE and 304 Livingston Terrace SE

ZONING INFORMATION

Related Case Number: 19819

Motion for Modification oC: Approved Plan,Relief

Below and/or on a separate sheet of 8 1/2" x 11" paper, describe the modification you are requesting and state each and every reason why the Board of Zoning Adjustment (BZA) should grant your application, including relevant references to the Zoning Regulations or Map.

The Applicant seeks a Modification of Significance to BZA Order No. 19819 to approve revisions to the approved project for the property located at 4201-4347 4th Street SE and 304 Livingston Terrace SE (Square 6167, Lots 45, 46, 47, 48, 49, 50, and 51). The applicant proposes to demolish the existing seven-building apartment complex on the property and redevelop the site with newly-constructed housing and a community service center. The Boards previous approval granted special exception and variance relief for development of 42 townhomes, five multifamily buildings with a total of 213 units, and an approximately 25,000 square foot community service center. In response to feedback received from the D.C. Department of Housing and Community Development ("DHCD"), the Applicant now proposes to increase the number of residential units provided by the project and, specifically, proposes to provide approximately 349 units (an increase of 94 units) spread across six multifamily buildings, along with the originally proposed community center. The Applicant seeks a Modification of Significance for the revised site plan and development program. This application does not request additional relief aside from the areas of relief previously requested and approved by the Board; however, the relief granted initially has been modified, as discussed in detail in the Applicants statement.

Certificate of Service

I hereby certify that on 09/26/2019 I will serve a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on this case via Mailed Letter,Hand Delivery

CONTACT INFORMATION

Owner Information

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FEE CALCULATOR

SIGNATURE	Date
Lawrence Ferris	9/26/2019