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November 24, 2014

VIA HAND DELIVERY

Mr Anthony Hood, Chairman
Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

Re **Z.C. Case No. 05-28G – Parkside Townhomes**
Application for Minor Modification to PUD Order

Dear Chairman Hood and Members of the Commission

Pursuant to 11 DCMR Section 3030.1, please find enclosed an application from K Hovnanian (“K Hov”) for approval of a minor modification to Z C Order No 05-28G (“PUD Order”) (Exhibit A). K Hov is currently proceeding with the preparation of building permit application materials for the townhouses in parcels B and C, which were approved in Order No 05-28A1 and modified by Order No 05-28G. Order 05-28A1 is also attached as Exhibit A. Through this process, the design team has determined that the certain aesthetic modifications to the facades of the townhomes would benefit the overall appearance of the development. These modifications, which are explained in more detail below, include the following: addition of dormer windows and gables in the roof line, modification to the porch roof, and modification of roof trim. These modifications tend to a more traditional appearance of the townhomes, which is consistent with the existing Parkside townhomes at the center of the Parkside community.

Background

The Parkside PUD redevelops over 15 acres of formerly vacant land adjacent to the Minnesota Avenue Metrorail Station. The Zoning Commission approved a First-Stage PUD in 2007 with ten building blocks. Blocks A-J. Block A, an affordable senior care facility, has been constructed and is fully operational. Block I was approved as a health care center and it, too, has been constructed and is fully operational. Block E was recently approved by the Zoning Commission as a residential multi-family building. It has already submitted its building permit application and is awaiting the final approval before moving forward with construction. K Hov anticipates breaking ground on Blocks B and C, the subject of this modification application, in Spring 2015.

ZONING COMMISSION
District of Columbia

CASE NO. 05-28M
EXHIBIT NO. 1

Blocks B and C secured Second Stage PUD approval in 2008 and a modification in 2011. Between the two parcels, K Hov will construct 100 townhomes, 42 of which will be reserved for households with an annual income between 80-120% of the Annual Median Income for the initial purchase. The two parcels are adjacent to the senior care facility as well as the existing Parkside Townhomes that were constructed in the 1990s.

K Hov is already preparing the site for vertical construction. It has secured its excavation and sheeting and shoring permits and will start work on the infrastructure of the site in January. As noted above, it expects to start vertical construction of the townhomes in May 2015 and to complete construction within 3 years.

Summary of Minor Modification

As K Hov refined the approved townhome plans, it found that some minor modifications to the facades will help integrate the new townhomes into the fabric of the existing Parkside homes. The modifications incorporate features of the existing townhomes such as the rooflines, which will establish cohesion between the developments despite the thirty year difference between their dates of construction.

- 1) Roofline. K Hov is proposing to add dormer windows and gables to the roofline of the townhomes. This is an aesthetic modification only, there will be no additional habitable space created by these modifications. K Hov simply feels that the proposed roofline is more classic and in keeping with the existing fabric of the neighborhood. Side-by-side comparisons of the elevations approved in the PUD Order and the proposed new elevations are attached as Exhibit B.
- 2) The porch has been modified to incorporate more of a traditional appearance.
- 3) The roof trim has been modified to create more aesthetic interest.
- 4) While the facades will still be comprised primarily of brick veneer and cementitious horizontal siding, K Hov would like the flexibility to allow the purchasers to determine the materials used above the double rowlock course.
- 5) All material aspects of the approval remain unchanged. The gross floor area, height, footprint, lot occupancy, and site plan of the townhomes will remain as approved in Case No. 05-28G.

Conclusion

As discussed in this submission and as shown in the attached materials, the proposed modifications to the PUD Order satisfy the standards of 11 DCMR Section 3030 et seq. The proposed minor modifications are consistent with the intent of the Zoning Commission in approving the townhouses and approving the minor modifications will not substantially impair the intent, purpose, or integrity of the zone plan. K Hov respectfully requests that the

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Commission include this minor modification request on its December 8, 2014 public meeting agenda

Sincerely,

A handwritten signature in black ink, appearing to read "Christine", followed by a stylized flourish or "X" mark.

Christine Roddy

Attachments

cc Mike Irons

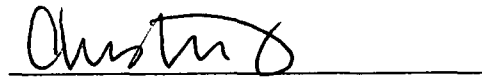
CERTIFICATE OF SERVICE

On November 24, 2014, I caused a copy of the foregoing letter and enclosure to be delivered by hand, electronic mail, or by U S Mail to the following

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