

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM:  Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: December 3, 2014

SUBJECT: ZC Case No 05-28M - Report for Minor Modification to Approved PUD –
Parkside, Blocks B & C

APPLICATION

K Hovnanian Homes, the applicant, requests Zoning Commission approval for minor modifications to ZC Order 05-28G for blocks B and C of the Parkside PUD. This request is a change to some of the proposed building materials and design features to create more traditionally-styled row houses.

No change to use or general building layout is requested.

RECOMMENDATION

The Office of Planning recommends that the Commission **approve** the modifications as minor. Should the Commission conclude that the modifications need a public hearing, the Office of Planning recommends that the application be set down for public hearing.

SITE DESCRIPTION

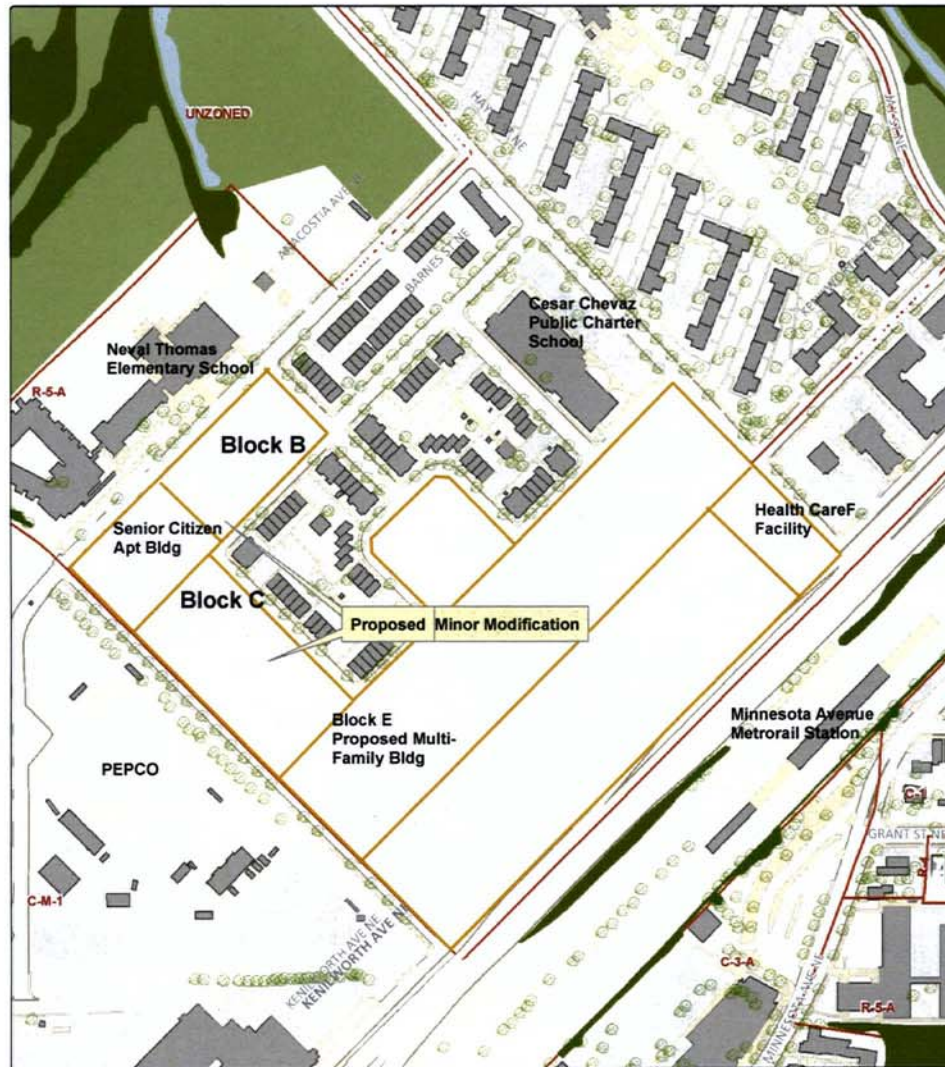
The areas that are the subject of this application are located on the western side of the overall PUD site. It consists of blocks B and C. Block B is located on the southeast side of Anacostia Avenue and the northwest side of Barnes Street, between Grant Street and the senior citizen apartment building. Block C is located on the northeast side of Foote Street and the southwest side of Roosevelt Place, between Parkside Place and Barnes Street. To the east of the subject blocks are row houses constructed in the 1990s that are not a part of the PUD.

Blocks B and C are currently vacant.

PROPOSED MODIFICATION

A second-stage PUD for blocks B and C was approved by Zoning Commission Order No. 05-28A1 in 2008 for the development of 112 row houses. That approval was modified by the Commission in 2011 under Order No. 05-28G, reducing the number of units to one hundred. The applicant now proposes the changes listed below to the buildings as approved. No change to the use is proposed, and the modifications would not affect gross floor area, lot occupancy or the site plan.

1. Modify the roofline to add dormer windows and gables.
2. Modify the porches to incorporate a more traditional appearance.
3. Modify the roof trim to create more aesthetic interest.
4. Modify the facades of individual units to permit initial homebuyers to choose between brick veneer and cementitious horizontal siding above the double rowlock course above the first floor.



Zoning and Vicinity Map

ZONING

Section 3030 of the Zoning Regulations, Consent Calendar, states:

- 3030.1 *The purpose of this section is to create an expedited procedure to be known as the "Consent Calendar." The procedure shall allow the Commission, in the interest of efficiency, to make, without public hearing, minor modifications and technical corrections to previously approved final orders, rulemaking, or other actions of the Commission, including corrections of inadvertent mistakes.*
- 3030.2 *For purposes of this section, "minor modifications" shall mean modifications of little or no importance or consequence.*

3030 13 All relief granted by the Commission under this section shall be consistent with the intent of the Commission in approving its original order, map, plan, rulemaking, or other action or relief proposed to be modified or corrected and shall not substantially impair the intent, purpose, or integrity of the zone plan as embodied in the Zoning Regulations and Zoning Map.

The subject application proposes to make minor modifications to the previously approved final order, ZC Order 05-28G, as described below.

Modify the roofline to add dormer windows and gables.

The approved plans included more simply styled row houses, with less articulation and differentiation between units. The applicant proposes modify the facades to add either dormer windows or gables to each unit, increasing visual interest without increasing the size of the units

Modify the porches to incorporate a more traditional appearance.

The approved plans propose to replace the flat roof canopies supported by cables with cantilevered canopies that are more in keeping with the character of the proposed revisions to the roofline This modification is to style only

Modify the roof trim to create more aesthetic interest.

The applicant proposes to add dental details and painted metal gutters to the roof trim to create visual interest only, consistent with the proposed modifications to the porches and roofline

Modify the facades of individual units to permit initial homebuyers to choose between brick veneer and cementitious horizontal siding above the double rowlock course above the first floor.

The applicant proposes to allow initial homebuyers to select either brick veneer or cementitious horizontal siding above the double rowlock course The first floor of all units would remain brick, and all of the bays would continue to be faced with painted cementitious trim and panels, ensuring variety in the facades of each unit

The Office of Planning finds that the modifications are an improvement consistent with the intent of the original approval and of no negative consequence

COMPREHENSIVE PLAN

The requested modifications would not be inconsistent with the Comprehensive Plan

COMMUNITY COMMENTS

No community comments were received

JS/sjm^{AICP}
Case Manager Stephen J Mordfin, AICP