



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director

DATE: June 13, 2014

SUBJECT: ZC #08-14C – Kelsey Gardens, Request for Minor Modifications to a PUD

I. SUMMARY AND RECOMMENDATION

Jefferson Apartment Group requests a minor modification of their approved project at 7th and P Streets, NW known as Kelsey Gardens. The application would result in a slight change to the exterior appearance of the building, and would reallocate money previously proffered for a middle school. The modification proposes windows on the east and west enclosure wall for the rooftop swimming pool deck. It would also shift funds proffered for the Shaw Middle School, which is now defunct, to the Friends of Kennedy Playground, Inc. These proposed changes would be of little or no consequence, would not be inconsistent with the Comprehensive Plan, and would be consistent with the original PUD approval. OP therefore supports the application as a minor modification and recommends approval of the request.

II. PROPOSED MODIFICATION AND ANALYSIS

The subject PUD is under construction. The project will include a pool on the roof of the building, and the applicant wishes to add windows to the enclosing parapet wall which will surround the pool deck. Four windows would be located on the 7th Street side, and five windows on the alley side. The windows would be at the penthouse level in the middle of the building, above the main building entrance. The original design had blank walls in those locations.

The approved PUD included a proffer that the developer would donate \$22,500 to the Shaw Middle School, which is now closed. As a replacement recipient, the ANC chair recommended the Friends of the Kennedy Playground, Inc. Kennedy Playground is located diagonally to the southeast across 7th Street from the subject property. The Friends of the Kennedy Playground submitted a letter with the application that details what the funds would be used for, including programs benefitting neighborhood children.

OP has no objection to the proposed modifications. The modifications would not impair the intent of the Regulations, would be consistent with the intent of the original PUD, and would be of little or no consequence. They can be approved by the Commission as minor modifications, pursuant to §3030.1.



III. COMPREHENSIVE PLAN

Since the original approval there have been no changes to the Comprehensive Plan that would impact the requested modifications. The requested modifications, therefore, would not be inconsistent with the Comprehensive Plan.

IV. COMMUNITY COMMENTS

As of this writing the Office of Planning has not received any comments from the community regarding this application.

JS/mrj