



MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director

DATE: October 9, 2009

SUBJECT: ZC 07-35B – Minor Modification to PUD approved by ZC Order 07-35
Sheridan Terrace Redevelopment
Sheridan Road, SE between Howard Road, SE and Pomeroy Road, SE

The applicant has recommended two minor modifications to ZC Order 07-35 for the Sheridan Terrace residential development which would affect the boundary of the PUD. Since the approval of the PUD, the applicant has conducted further engineering studies and has determined that adjustments to the PUD boundary are necessary (See attached overall Site Plans).

The first modification involves Lot 956 in Square 5872. Lot 956 was added to the PUD area subsequent to the submission of the application. It has now been determined that the entire lot is not needed to accommodate the proposed retaining walls. The applicant proposes to subdivide Lot 956 into two tax lots, Lot 984 which has the retaining wall and Lot 983 which will be deleted from the PUD. The area of the lot would be reduced from 24,082 square feet to 19,475 square feet (See Exhibit C of the Applicant's Submission).

The second modification involves adding a portion of land, Lot 986 (subdivided from Lot 962 which is outside of the PUD boundary). This additional land is needed to accommodate a portion of a retaining wall and a stormwater management structure which would be located outside the PUD boundary. Lot 986 has an area of 4,136 square feet (See Exhibit D of the Applicant's Submission).

ZC Order 07-35, Condition 3 allows for a maximum FAR of 1.05 for the PUD. The proposed changes would result in a miniscule change to 1.048 FAR (See attached Zoning Summary).

The tenants of the proposed PUD would not change with the requested modifications and therefore the Office of Planning recommends approval of the requests.

JLS/mbr_{AICP}.