

**MEMORANDUM**

2010 SEP -3 PM 2: 29

TO: District of Columbia Board of Zoning Adjustment

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

DATE: September 7, 2010

SUBJECT: BZA Case No.18095 - The Servants of the Lord and the Virgin of Matara, Inc.
1326 Quincy Street, NE

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the request for a special exception under Section 215 for a religious group residence with the condition that:

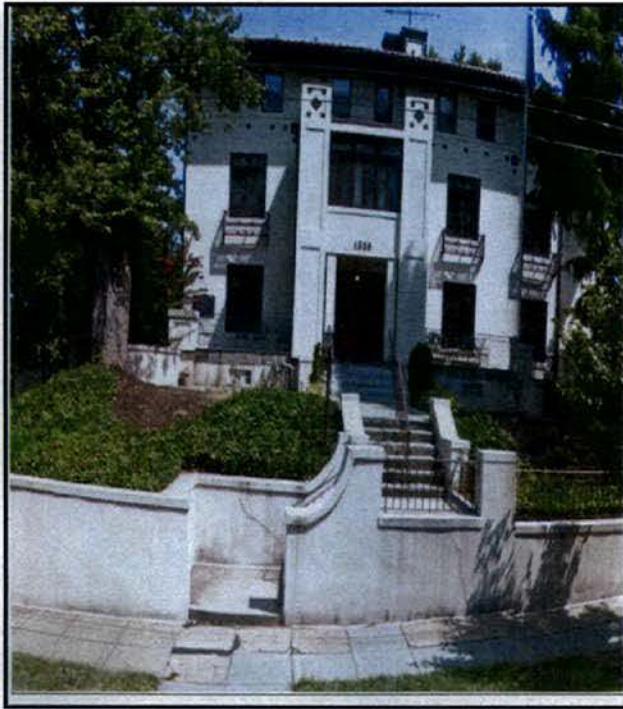
1. No more than 96 persons are housed on the site.

II. APPLICATION

The application by The Servants of the Lord and the Servants of Matara requests, pursuant to 11 DCMR 3104.1, special exception review under Section 215, for a religious group residence in excess of 15 persons. The applicant proposes to house up to 96 persons.

III. AREA AND SITE DESCRIPTION

Address:	1326 Quincy Street, NE	BOARD OF ZONING ADJUSTMENT District of Columbia
Legal Description:	Square 3968, Lot 17	CASE NO. 18095
Ward:	5	EXHIBIT NO. 26
Zoning:	R-1-B	
Lot Characteristics:	The subject property is located mid-block fronting on Quincy Street to the south; 14 th Street to the east; Randolph Street to the north; and 13 th Street to the west. The lot is irregularly shaped with an area of 68,000 square feet. The lot is improved with a 4-story, 10,000 square feet house and is surrounded by mature trees.	
Adjacent Properties:	The property to the east is the Franciscan Monastery Hall; to the west is the Monastery of the Holy Cross, Inc. and a single-family detached house; to the south are single-family detached houses and other religious institutions such as the Franciscan Mission Service of North America, Franciscan Monastery Hall, and the Mission Holy Apostle all in the R-1-B district. To the north are single-family triplexes in the R-2 district.	
Neighborhood Character:	The area surrounding the property is developed with single-family detached and triplex houses. Some of the large houses have been converted to accommodate religious institutions some of which have residences.	
Historic Preservation:	The property is not within a historic district nor is the building landmarked.	



FRONT OF BUILDING



SITE LOCATION

IV. ZONING REQUIREMENTS

The subject property is in the R-1-B district, designated to "... protect quiet residential areas now developed with one-family detached dwellings and adjoining vacant areas likely to be developed for those purposes. ..." The district also provides for "... only a few additional and compatible uses ..." one of which is a clerical and religious group residence.

V. OFFICE OF PLANNING ANALYSIS

215 CLERICAL AND RELIGIOUS GROUP RESIDENCES (R-1)

215.1 Use as residences for clerical groups and religious denominations in excess of fifteen (15) persons shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

The subject property is zoned R-1-B. Special exception review is required as the applicant proposes to house up to 96 persons.

215.2 Use as residences for clerical groups and religious denominations shall not adversely affect the use of neighboring property.

Properties to the east, south and southwest of the subject site accommodate religious uses similar to the proposed housing on the subject property. The single-family residences to the northwest and north of the site are buffered by extensive vegetation which would minimize view and sound from the property.

215.3 The amount and arrangement of parking spaces shall be adequate.

The residents of the property would not have personal cars. Their transportation needs would be addressed by 8 vans which the Order would use to transport the residents to and from the property. Additionally, WMATA buses travel along Quincy Street with a bus stop a few steps from the subject property. There are currently 13 parking spaces on the property which would accommodate the 8 vans and guest.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

OP is not aware of comments from any other District agency

VII. COMMUNITY COMMENTS

The property is within ANC-5A The applicant has had meetings with neighbors, members of the community, and the ANC-5A-06 representative and all have indicated support for the proposal. ANC-5A-06 recommended that when large gathering are planned the applicant informs the community in a timely manner through the ANC Commissioner for 5A-06. To date, the full ANC-5A has not reviewed the proposal

VIII.0 CONCLUSION AND RECOMMENDATION

A religious group residence on the subject property is similar to other adjacent uses in its vicinity The proposed use would not generate any excessive noise and is buffered from adjacent uses by intense vegetation. The property has adequate on-site parking to accommodate the vans which would be used to transport the residents to and from the property The traffic to and from the site should not have an adverse impact on vehicular circulation in the area. OP therefore recommends **approval** of the requested religious group residence with condition that

- 1 No more than 96 persons are housed on the site

JLS/MBR
Maxine Brown-Roberts, Project Manager