

**MEMORANDUM**

TO: District of Columbia Board of Zoning Adjustment

FROM: Arthur Jackson, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: January 7, 2014

SUBJECT: BZA Application No. 18633, 2826 Q Street SE - Supplement

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I. BACKGROUND

On October 22, 2013, National Community Church, the applicant and property owner, submitted this application for the variance and special exception relief required to establish a community service center in a former three-story apartment building located on the subject property in an R-5-A District

At the request of the applicant, the public hearing on this case was rescheduled from October 8 to November 5, 2013, and then to January 14, 2014 to allow more time for the applicant to address issues raised about this proposal by the Naylor Dupont Advisory Neighborhood Commission (ANC) 7B

In response to the ANC, the applicant submitted revised development plans dated December 30, 2013, for Board of Zoning Adjustment consideration. Changes to the original proposal include

- elimination of the dormitory component in the cellar;
- the addition of two sets of exterior steps from the adjacent grade down to the rear cellar entrances,
- changes in the main entrance steps and the addition of a new ramp,
- the addition of trash receptacle enclosures along the eastern building façade next to the parking area and alley,
- redesign of the proposed stair tower addition to the eastern façade,
- a slight increase in the additional floor area per floor, and
- redesign of the exterior building architecture which included eliminating the proposed trellis on the front façade that continued across the roof

According to this submittal, the total proposed floor area and lot occupancy remain unchanged and no additional relief was requested

II. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) therefore continues to support **approval** of

- Special exception relief in accordance with §§ 334.3 via 352.1 for the proposed community service center,

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- Special exception relief in accordance with § 411 11 for multiple roof structures, two of which do not maintain the required 11 setback from all building edges, and
- Variance relief from the following provisions
 - § 334 3 (structural alteration limitations),
 - § 402.4 (a maximum floor area ratio (FAR) of 0.9 allowed, 1.65 FAR existing, 1.88 FAR proposed),
 - § 403 2 (a maximum lot occupancy of 40% allowed, 53% existing, 56.2% proposed), and
 - § 2001 3 (the proposed addition would make the current nonconforming FAR and lot occupancy more nonconforming)

The following approval conditions are also still recommended

- restrict onsite activities to those directly related to service center programs, and
- require repaving and striping of the existing parking pad in accordance with the applicable provisions of §§ 2115-2117

III. COMMUNITY COMMENTS

At a regularly scheduled meeting on December 27, 2013, Advisory Neighborhood Commission (ANC) 7B unanimously voted to recommend approval of this community center use subject to a number of conditions