

Application 18707 Antioch Baptist Church

Additional supporting information

- 1 Effort are continued to make additional contact with ANC to entertain any and all concerns from the immediate community. My only direct contact was with the residents who occupy the Lot 13 which is adjoining the subject property. They did not offer any objection and offered their assistance and interest in submitting a bid for the possible concrete surface that may be required.
- 2 We do not anticipate opposition from the community as we have been utilizing this parcel in the requested capacity for in excess of 15 years unbeknownst to us that we were doing so in an unauthorized manner. We also have community relations with the immediate neighborhood through membership, community outreach efforts and our presence in this location for 90 years.
3. A revised site plan is attached and supported with proposals as follow (BZA #3)
 - a Entrance shall be via alley;
 - i Sufficient clearance is available for head on entrance from the alley into the lot with sufficient clearance for the vehicle to be completed turned around inside the proposed parking area;
 - ii. There are three alley entrances that lead to the entrance of the proposed parking lot,
 - iii If gravel is not an acceptable surface, we will comply with required surfacing (our current understanding is that a combination of brick would include gravel),
 - iv Parcel of land in the application is 4600 square feet. More than 30% of the parcel includes maintained landscaping;
- 4 Approval of this request would continue to provide safe and secure parking of our vehicles to deter vandalism and the grave inconveniences associated with the process to correct such situations,
5. Sufficient lighting is provided from the alley street lamps
- 6 A separate parcel of land, owned and managed by the church adjoins this subject parcel and is in use as an accessory parking lot (approved under 16024). This lot serves as parishioner parking. Efforts to consolidate the two lots would not be the best interest of the community or financial interest of the church. Extreme excavation and construction would be required. Additionally, The existing parking lot is extremely elevated from the subject parcel. Supporting pictures included.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18707
EXHIBIT NO. 26

RECEIVED
JAN 27 PM 1:51
J.C. OFFICE OF ZONING
Board of Zoning Adjustment
District of Columbia
CASE NO. 18707
EXHIBIT NO. 26

Application 18707

Antioch Baptist Church

Comments related to addressing Section 214 of the Zoning Regulations

214 ACCESSORY PARKING SPACES (R-1)

214 1 Accessory passenger automobile parking spaces elsewhere than on the same lot or part of a lot on which any principal R-1 use is permitted, except for a one-family dwelling, 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 n/a

214.2 Accessory parking spaces shall be in an open area or in an underground garage no portion of which, except for access, shall extend above the level of the adjacent finished grade. n/a

214.3 Accessory parking spaces shall be located in their entirety within two hundred feet (200 ft) of the area to which they are accessory

This parcel is located within this required proximity

214 4 Accessory parking spaces shall be contiguous to or separated only by an alley from the use to which they are accessory.

Special exception and variance approval are included in this application

214 5 All provisions of chapter 23 of this title regulating parking lots shall be complied with, except that the Board may in an appropriate case under § 2303 3 modify or waive the conditions specified in § 2303 2 where compliance would serve no useful purpose

Application includes request for special exception

214.6 It shall be deemed economically impracticable or unsafe to locate accessory parking spaces within the principal building or on the same lot on which the building or use is permitted because of the following

- (a) Strip zoning or shallow zoning depth,
- (b) Restricted size of lot caused by adverse adjoining ownership or substantial improvements adjoining or on the lot,
- (c) Unusual topography grades, shape, size, or dimensions of the lot;
- (d) The lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets, or
- (e) Traffic hazards caused by unusual street grades or other conditions

n/a

214 7 Accessory parking spaces shall be so located, and facilities in relation to the parking lot shall be so designed, that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic, or other objectionable conditions

Requirements are met

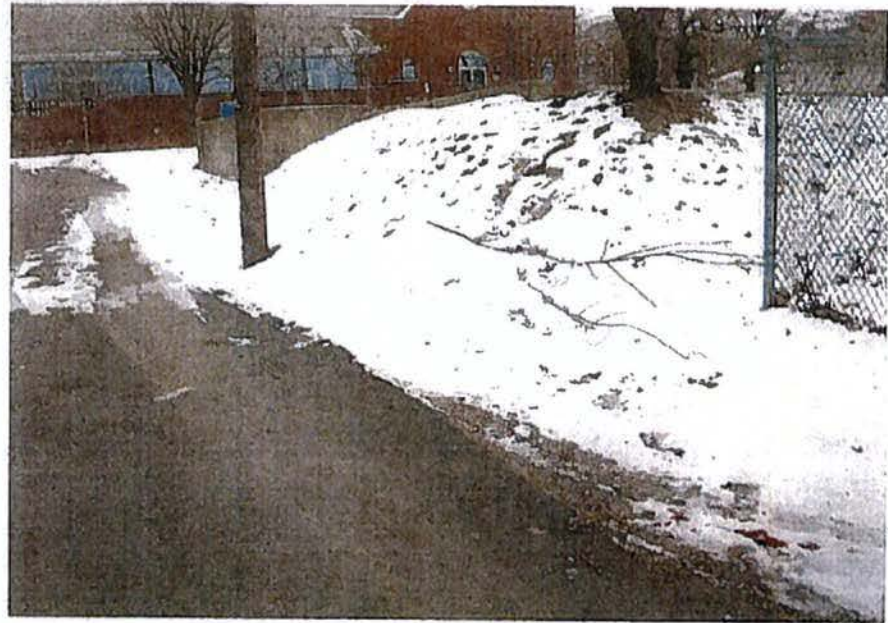
214 8 Before taking final action on an application for use as an accessory parking space, the Board shall submit the application to the D.C. Department of Transportation for review and report.

BZA
#2

D Side



D Side



A/D Sides



D Side

18707 Antioch

BZA
#2

B Side



C Side

A side



A side



B SIDE

1-800-707-ANCH

BZA # 3

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 8, 2013

Plan for Building Permit of SQUARE 5174 LOT 12

Scale: 1 inch = 20 feet Recorded in Book 63 Page 10

Receipt No. 13-05401

Furnished to JOSEPH L. BROWN

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly plotted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and plotted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plan, and that by reason of the proposed improvements to be erected on shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (This policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

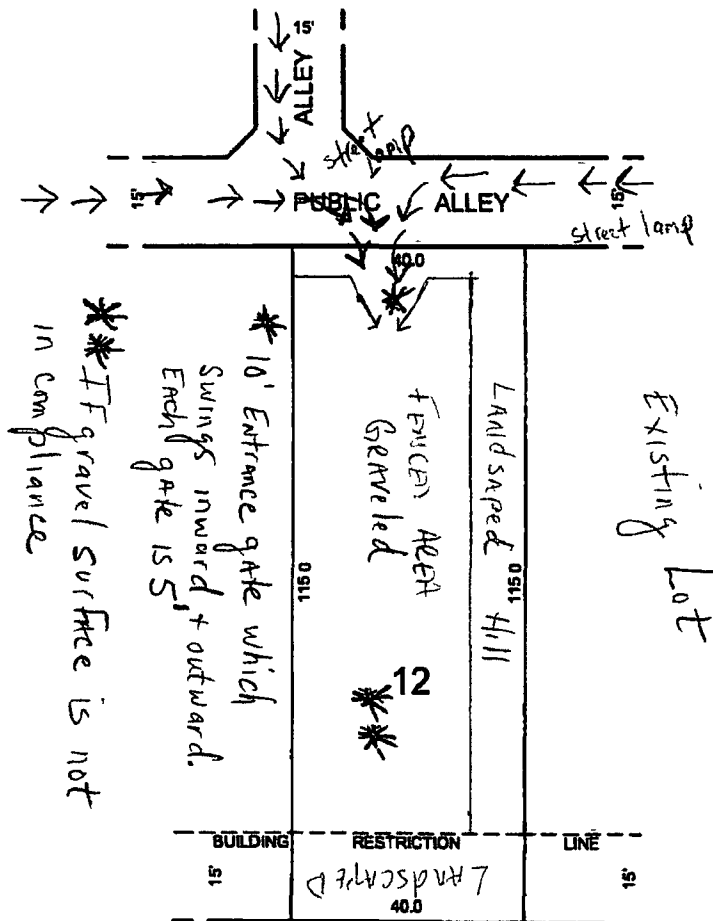
[Signature]
Surveyor, D.C.

Date _____

By A.S. *[Signature]*

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description



LEE STREET, N.E.

18707 Antirrh

B2A #4

I hereby certify that the existing Improvements shown hereon, are completely dimensioned, and are correctly plotted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and plotted and agree with plans accompanying the application, that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat and that by reason of the proposed Improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or five or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Furnished to. **JOSEPH L. BROWN**

Date _____

(Signature of owner or his authorized agent)

15' 15' 15' 15'

ALLEY 15'

PUBLIC ALLEY

400

D Side

C Side

1150 1150

12

A Side

BUILDING RESTRICTION LINE

15 15

400

B Side

LEE STREET, N.E.