

Antioch Baptist Church
1105 50th Street, NE
Washington, DC 20019

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2013 NOV 20 PM 2: 54

Re Use Variance and Special Exception Request (Sections 3103.2 and 3104.1, respectively, of the Title 11 DCMR). Square 5174/Lot 0012

- The Antioch Church acquired this parcel of land in 1996
- In 1997 we received a permit authorizing a fence to enclose the lot to reduce and control trash and debris accumulation
- Over the years we have been blessed to accumulate vans for the transportation of our members and a truck equipped with a snow plow to clear our property in the snowy winter months

Our church is located in a residential area. We have been in this location since 1928. We provide spiritual development and social services within this community and abroad.

The Antioch Baptist Church humbly requests a use variance under Section 3103.2 and provides the following supporting information:

Commercially zoned parking would otherwise need to be acquired great distances from our property in a commercial zone, continue to remain vulnerable to vandalism and nuisance due to vehicle availability, the property as it currently exists serves very limited purpose, the area is properly maintained, lighted and is immediately available for the proposed use – without the need for any alterations.

The proposed use of this property would NOT in any way negatively impact any neighbor or surrounding property. Lighting is provided by the alley street light, the entrance would be from the alley, no construction or work is required, the property has been consistently manicured and maintained.

The proposed use of this property would in no way alter the quality of life, current appearance or activity in the immediate area, or otherwise cause inconsistency with the residential nature of the area proposed. The use of the vehicles, access to the lot and activity therein is limited to an average of once a week.

Section 3104.1 A Special Exception to authorize such use in a zone currently regulated for residential use.

The subject property is connected to a lot that in 1995 was granted BZA approval for a special exception and a variance to establish accessory parking for our church (Application 16024, decision attached). The existing parking lot sees activity multiple times a week without disruption to the neighboring residents. The proposed lot would not provide routine access to parishioner parking as the accessory parking lot does. This lot would be of a lesser impact to the area based on the proposed use of storing all church-owned vehicles which are registered and insured in the District of Columbia. These vehicles are not currently accessed daily, nor is there any anticipated increase in the usage. We strongly believe that this exception would in no way adversely affect the neighboring properties due to the limited number of vehicles, the infrequent use of the vehicles, no requirement for construction, additional lighting or other infringement pertaining to the surrounding neighbors. The structure of the existing fence would assist in ensuring parking or other activity would further deter the potential of any negative impact to the neighboring property.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18707
EXHIBIT NO. 4

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