



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Arthur Jackson, Case Manager
Joel Lawson, Associate Director Development Review
DATE: February 25, 2014
SUBJECT: BZA Case 18718 – Request to modify a condition of the current special exception approval that allows the existing community center use located at 4201 Lenore Lane NW

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) **recommends approval** of this request in accordance with § 3129.7 to continue operation of the existing community center use subject to the conditions approved under Order No. 14619-B as modified below (changes shown in **bold** and ~~stricken through~~)

- A The membership of the Lenore Pool and Tennis Club, or any successor entity that will use the recreational facilities shall be limited to no more than twenty-five families. No more than ~~three~~ **five** of the member families may reside in excess of 1,000 feet from the subject site.
- B There shall be no illumination of the recreational facilities at night except for security lighting.
- C No parking shall be provided on the site.
- D The layout of the recreational facilities shall be as shown on the site plan submitted with the application.
- E Final building plans shall include an architecturally designed trash collection site within the facility. The applicant shall provide for private trash collection service from the site on a regular basis.
- F Evergreen landscaping shall be provided along the boundaries of the site bordering public rights-of-way to screen the facilities from the streets.

This application requested relief under § 209 Community Centers (R-1) of the Zoning Regulations to modify an approval condition of the current Board of Zoning Adjustment (BZA) order. In response to an OP inquiry, the Zoning Administrator indicated that § 3129.7 is the more appropriate provision to use in this case. As a result the OP analysis that follows focuses on §§ 3129.7 and 3129.8.

II. AREA AND SITE DESCRIPTION

Address	4201 Lenore Lane NW
Legal Description	Square 2246, Lot 0027
Ward	3
Lot Characteristics:	The subject 18,000 square-foot lot is bordered by Lenore Lane and Linnean Avenue NW to the north and west, respectively. The terraced property forms a plateau upon which the existing building and recreational facilities are constructed.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18718

EXHIBIT NO. 24

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Board of Zoning Adjustment

District of Columbia

EXHIBIT NO. 24

Existing Development	The property is developed with a single tennis court, a 20 x 55-foot swimming pool, a two-story bathhouse with changing, shower, toilet, maintenance and storage areas that is surrounded by a deck, and no onsite parking (refer to Exhibit 1).
Zoning	<i>FH-TSP/R-1-A</i> – community center uses are allowed subject to special exception approval
Historic District	None
Adjacent Properties	Undeveloped property to the southeast and a lot developed with a large one-family dwelling to the northeast. There are no curb cuts along the street frontages and no access to a rear alley.
Surrounding Neighborhood Character	Moderate-density residential

III. APPLICATION IN BRIEF

Applicants	Lenore Pool and Tennis Club, owner of record
Proposal	To modify Condition A of current special exception Order No 14619-B, under which the current community center operates, as follows. • Increase the maximum member families from 20 to 25; and • Increase the maximum number of member families residing in excess of 1,000 feet from this facility from 3 to 5. No other changes are proposed to the approval conditions, the existing facility or the structures onsite.
Relief Sought	Although special exception approval in accordance with § 214 was requested, relief in accordance with § 3129 was determined to be more appropriate in this case.

IV. OFFICE OF PLANNING ANALYSIS

Special exception relief in accordance with § 3129

3129 7 A request to modify other aspects of a Board order may be made at anytime, but shall require a hearing

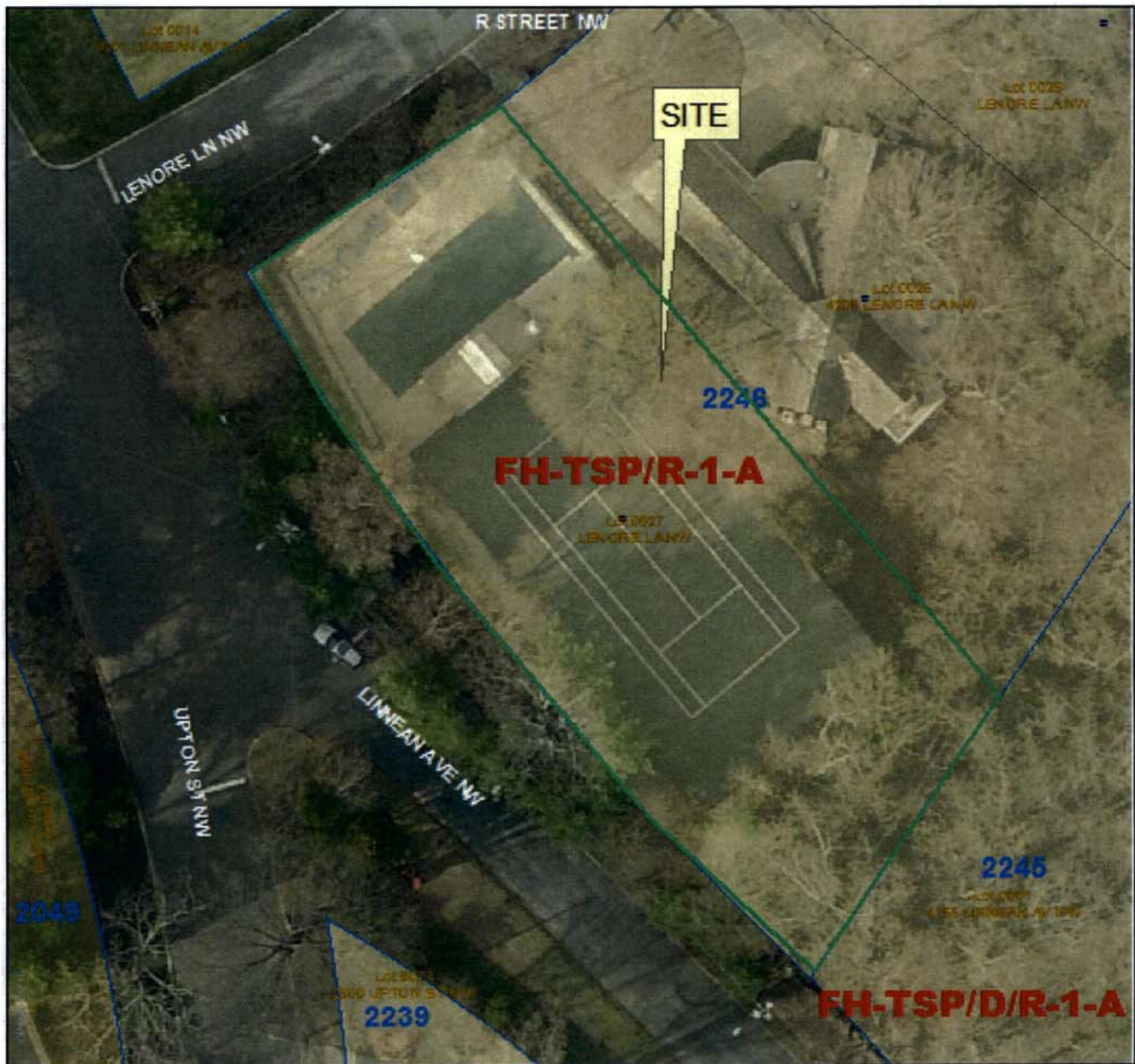
The application for a BZA public hearing on this request was submitted on December 6, 2013.

3129 8 The scope of a hearing conducted pursuant to § 3129 7 shall be limited to impact of the modification on the subject of the original application, and shall not permit the Board to revisit its original decision

Based on the submission, minor modifications proposed to one of the current approval conditions would have no impact on the original community center application.

VII. COMMUNITY COMMENTS

Filed with the application was a petition in support that was signed by 12 neighbors. The petition stated that all the signatories reside within 200 feet of the swim club. To date, Advisory Neighborhood Commission (ANC) 3F has not submitted a final resolution on this application to the case record file.



4201 Lenore Lane NW



Government of the District of Columbia
Office of Planning ~ October 28, 2013

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate. Oblique Imagery ©Pictometry International

-  Owner Points
-  Metro Bus Routes
-  Metro Stations
-  Property Boundaries
-  Street Centerlines
-  Water