GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director
Office of Planning

DATE: March 28, 2001

SUBJECT: Waiver of Rules for Late Submittal of the Report on BZA Application 16650 Requesting to a temporary special exception for a community service center at 1305-1307 Irving Street, N.W.

RECEIVED
D.C. OFFICE OF ZONING
2001 APR -2 AM 9:23

The attached report concerning a request from the Southwest Church of Christ, to reestablish a community service center in two row houses under Section 334.1, and pursuant to Section 3103.2, of Title 11 of the District of Columbia Municipal Regulations (DCMR), Zoning, is being submitted less than 7 days prior to the Board of Zoning Adjustment's Public Hearing. The Office of Planning respectfully requests that the Board waive its rule and accept the report into the record.

BZA
Case No. 16650
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO.16650
EXHIBIT NO.39

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: March 22, 2001

SUBJECT: BZA Application 16650

D.C. OFFICE OF ZONING
RECEIVED
2001 APR -2 AM 8:25

APPLICATION

This application was submitted by the Southwest Church of Christ requesting a temporary special exception for a community service center under Section 334.1, and pursuant to Section 3103.2, of Title 11 of the District of Columbia Municipal Regulations (DCMR), Zoning.

SUMMARY RECOMMENDATION

The Office of Planning recommends conditional approval of the requested special exception for a period of three years, subject to renewal by the Board of Zoning Adjustment (BZA).

SITE AND AREA DESCRIPTION

The subject property at 1305-1307 Irving Street, N.W., is developed with two three-story masonry row house buildings with no on-site parking. Both buildings share interior doorways and are located on one record lot. To the north are the back yards of row houses fronting 13th Street, N.W. Similar vacant row houses are located to the south across Irving Street, N.W. Immediately east is a single record lot developed with a three-story masonry row house (1303 Irving Street, N.W.), and the Southwest Church of Christ at the corner of Irving Street and 13th Street, N.W. West of the subject property is an improved alley sixteen feet wide and masonry row houses beyond.

The Southwest Church of Christ owns both lots between the alley and 13th Street, N.W. These properties are zoned R-4 and located within in the Columbia Heights neighborhood.

The church site is developed with a sanctuary and no parking. The adjacent row house is being used for church offices. Properties at 1305-1307 Irving Street, N.W., currently do not have a principal use. They were previously approved for several different uses:

- On September 23, 1969, the Board of Zoning Adjustment (BZA) issued a Final Order for conditional approval of BZA Application #10168 and a church request to establish a community center use with a caretaker's apartment at 1307 Irving Street, N.W. (refer to Exhibit 1). The Findings of Fact indicated the building was previously used as apartments. The only condition was that the permit would expire after a period of one year, subject to BZA renewal.
- On August 18, 1970, BZA Application #10489 was granted to continue the community center use for five years subject to renewal by the BZA (Exhibit 2). However, a Certificate of Occupancy was not secured before the Final Order expired.
- Consequently, the applicant submitted BZA application #11005 to continue the community center use for three years subject to renewal by the BZA (this Order also reinstated BZA Order #10489). This request was granted on December 14, 1971 (Exhibit 3).
- On April 16, 1975, BZA Application #11884 was approved to allow the continuation of the community center use for three more years subject to renewal by the BZA (Exhibit 4).
- On August 14, 1977, a Certificate of Occupancy was issued for the community center use at 1307 Irving Street, N.W., with an expiration date of June 9, 1978.

Based on this information, 1307 Irving Street, N.W., was authorized for a community center use and apartment for nearly nine years, from September 29, 1969 to June 9, 1978. Later, a Certificate of Occupancy was issued in 1981for a community residence facility for 36 persons at 1305-1307 Irving Street, N.W. (Exhibit 5). It is unclear when this use ceased operation.

The BZA public hearing for consideration of this application was scheduled for January 9, 2001. In a letter dated January 3, 2001, Commissioner Eric Heard requested that the hearing be postponed because the ANC (and the newly elected commissioners) had not had an opportunity to review that application "at a public meeting with all parties present (including the prospective program operators)." In response, the BZA deferred the hearing until April 3, 2001.

APPLICANT'S PROPOSAL

The applicant proposes to use the existing buildings for a community service center, defined in the Zoning Regulations as follows:

> "A community service center … accommodates organizations created for the purpose of improving the social or economic well being of the residents of the neighborhood in which the center is proposed to be located which may include but not be limited to job training, family counseling, consumer cooperatives, and such other facilities as are similar in nature and purpose…"

As explained in "A Proposal & Plan To Open a Temporary Community Service Center, 1305 & 1307 Irving Street, N.W. …" dated August 22, 2000, a few members of the church formed the Thirteenth-Irving Development Group with "specific plans for developing and implementing a holistic approach for bringing about improvements in the Columbia Heights community or areas within four blocks of the (church) ...", and beyond. In addition to the listed serves, the applicant expressed interest in providing temporary housing for run-away children.

The impetus for these efforts, in part, came from Parents Striving for Joy, Inc., an organization created by residents of the Columbia Heights Village Apartments located one block south. According to organization documentation , their goal is to provide social, education and recreation services principally for the 700 children that live in the apartments. They would like to establish a full-service non-profit community center with a learning center in the neighborhood and have approached the church for support. The proposed temporary community service center use would be the next step toward establishing a permanent facility. This location is considered temporary because the church expects to sell the subject property within the next three years.

Earlier last year, the applicants applied for a Certificate of Occupancy to establish this use on the subject property. However, in July 2000, the Zoning Administrator informed the applicant that the proposed use requires BZA approval of a special exception (Exhibit 6). The applicant submitted the subject application as a result.

EXISTING ZONING AND RELIEF REQUESTED

The subject property is zoned R-4. Under Section 334 of the Zoning Regulations, a community service center use is permitted in this zoning district with BZA approval of a special exception.

Section 3104.1 grants the BZA the authority "to grant special exceptions where in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps."

The requested special exception must also meet these standards listed under Section 334:

"334.2 A community service center shall be located so that it is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions.

334.3 No structural changes shall be made except those required by other municipal laws or regulations.

334.4 The use shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located.

334.5 A community service center shall not be organized for profit, and no part of its net income inures to the benefit of any private shareholder or individual."

As a change in the existing use (none), the proposed use may be subject to a parking requirement. Since this specific use is not listed under Section 2101.1 of the Zoning Regulations, the applicable requirement is one space for every 600 gross square feet of gross floor area and cellar floor area.

Section 201.1 of the Zoning Regulations also includes the following use in the list of use permitted as a matter of right in R-4:

"(n) Certain Community-based Residential Facilities, as limited by the following:
...
(2) Emergency shelter for not more than four (4) persons; not including resident supervisors or staff and their families; ..."

ANALYSIS

The applicant's proposal is subject to the following provisions of the Zoning Regulations:

Consistency with Section 334

The requested special exception must meet the following standards:

"334.2 A community service center shall be located so that it is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions."

The subject property is separated from other row houses to the west (along the same street frontage) by the existing alley. The rear yards of these buildings face the rear yards of dwellings along 13th Street, N.W. The applicant indicated that the majority of activities and services would be provided inside the buildings, however the rear patio would be used occasionally for outdoor seating in the summer. Based on this information, OP staff does not think the proposed use is likely to become objectionable to neighboring properties.

"334.3 No structural changes shall be made except those required by other municipal laws or regulations."

The applicant indicated that no major interior or exterior changes are planned.

"334.4 The use shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located."

OP staff found the justification of need provided by the applicant to be sufficient.

"334.5 A community service center shall not be organized for profit, and no part of its net income inures to the benefit of any private shareholder or individual."

In a letter dated December 21, 2000, Larry Bonner indicated on behalf of the Southwest Church of Christ Trustees that the community service center would not be a for-profit use (please refer to Exhibit 7).

Compliance with Section 3104.1

The stated purposes of the organizations requesting to establish the proposed community service center support identified needs of the neighborhood, specifically those of the Columbia Heights

Village Apartments. This proposal is similar to uses previously approved for this location by the BZA over a span of nine years. It also meets the requirements under Section 334 of the Zoning Regulations. Based on this information, OP staff determined the requested special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to adversely affect the use of neighboring properties.

Compliance with Section 2101.1:
Section 2101.1 requires one parking space for every 600 square feet of gross floor area and cellar floor area. Since there is no parking either on this site or the adjacent church property, and no parking is proposed, the applicant may require relief from this requirement. However, since the proposed use is designed to serve very localized needs, OP feels that such relief could be granted with no detriment to the neighboring property owners.

With reference to the proposed emergency housing for run-away children, accommodations for up to four persons, not including residents supervisors or staff and their families, would be permitted as a matter of right.

COMPREHENSIVE PLAN
The Comprehensive Plan Generalized Land Use Map designates the general surrounding area for low-density residential uses, with single-family detached and semi-detached dwellings as the predominant uses. The stated intent of the proposed community service center is to serve residential uses nearby, particularly the Columbia Heights Village Apartments.

COMMUNITY COMMENTS
In an undated letter received by the BZA on January 8, 2001, Ms. Susie M. Barnes (1318 Kenyon Street, N.W.) wrote that this proposal would be a "community service" and it would "improve the community and be of service to the people who are living here."

In a letter dated December 28, 2000, Laurie Kauffman and Harry Rogoff (1316 Kenyon Street, N.W.) stated that they do not support this facility, and they feel "That these facilities should be more evenly distributed in the (District) as a whole and not concentrated in Columbia Heights."

In a letter dated January 8, 2001, Andrew Krieger (1309 Irving Street, N.W.) expressed concern about the establishment of another CBRF (community-based residential facility), residential center, or youth center on a block "already over-saturated with social service programs."

In a second letter dated January 9, 2001, Mr. Krieger expressed the opinion that the applicant "had not consulted the community about its intentions."

Advisory Neighborhood Commission (ANC) 1A held a meeting to discuss this proposal on March 14, 2001. Representatives stated that a special meeting would be called for final action on a recommendation.

AGENCY COMMENTS

This proposal was sent to the Department of Public Works (DPW) , Department of Consumer & Regulatory Affairs and District of Columbia Fire Department for review.

The Fire and EMS Department recommended approval of this request provided the applicant installs a sprinkler system. It also noted that, if children would be housed overnight, the property would be subject to additional Construction Code requirements (Exhibit 8).

DPW expressed no objection to this request. The Department recommended placing a time limit of no more than three years and, while referencing the parking requirement, staff observed, "the proposed use will serve the areas residents and should not cause a large increase in traffic volume or negatively affect the neighboring property owners" (Exhibit 9).

RECOMMENDATION

The Office of Planning shares concerns expressed by the community about the conversion of existing dwellings into institutional uses. However, this is not the case with the subject property, since it has been in continuous institutional use since being converted from apartments in 1969. OP also notes that, in light of the rapid gentrification of the neighborhood, the efforts of Parents Striving for Joy, Inc., a community organization, and the applicant to relocate and expand their programs targeting children in the nearby apartment complex seem to provide a very important service to residents in some of the remaining affordable housing.

Therefore, OP continues to recommend approval of the requested special exception. Consistent with the original request, this approval should be conditioned for a period of three years, subject to renewal by the BZA.

Attachment: Exhibit 1 - BZA Final Order #10168 dated September 23, 1969
Exhibit 2 - BZA Final Order #10489 dated August 18, 1970
Exhibit 3 - BZA Final Order #11005 dated December 14, 1971
Exhibit 4 - BZA Final Order #11884 dated April 16, 1975
Exhibit 5 - Certificate of Occupancy No. B124041 dated February 10, 1981 (for a community residence center at 1305-07 Irving Street, N.W.)
Exhibit 6 - Letter from Michael D. Johnson, Zoning Administrator to Larry Bonner dated July 28, 2000
Exhibit 7 – Letter from Larry Bonner to Jerrily R. Kress, Board of Zoning Adjustment, dated December 21, 2000
Exhibit 8 - Letter from Adrian Thompson, Fire Marshall, to Andrew Altman, Director, Office of Planning, dated January 2, 2001
Exhibit 9 - Letter from Kenneth Laden, DPW Administrator, to Steven Cochran, Community Planner, Office of Planning, dated January 8, 2001

AA/afj

Exhibit 1

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 17, 1969

Appeal No. 10168 Southwest Church of Christ, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of September 23, 1969.

EFFECTIVE DATE OF ORDER - September 29, 1969 (5-0)

ORDERED:

That the appeal for permission to establish a community center and quarters for resident caretaker at 1307 Irving Street., NW., lot 58, Square 2848, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.

2. The subject property is improved with a three (3) story with basement brick structure which was formerly used as an apartment house.

3. Appellant proposes to establish a community center on the first and second floors of the subject property with the third floor remaining as an apartment for the caretaker.

4. Appellant alleged that the rooms on the first and second floors will be used for conferences, meetings of small groups, remedial education classes, and community training groups. Appellant also alleged that there would be no structural changes of the building only improvements of the first and second floors.

5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

It is our opinion that the proposed use is a "community center" as that term is defined in the Zoning Regulations and is so located and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

The Board's approval of the use of these premises as a community center building is effective for a period of one (1) year.

THIS ORDER SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

Permit shall issue for a period of one (1) year but shall be subject to renewal in the descretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: P. E. Kelly

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Exhibit 2

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 12, 1970

Appeal No. 10489 Southwest Church of Christ, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of August 18, 1970.

EFFECTIVE DATE OF ORDER - September 14, 1970

ORDERED:

That the appeal for permission to continue community center for a period of 5 years at 1307 Irving Street, NW., lot 58, Square 2848, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.

2. The subject property is improved with a three (3) story with basement brick structure which is used as a community center under BZA Appeal No. 10168.

3. Appellant proposes to continue to use subject property as a community center.

4. Appellant alleged that under BZA Appeal No. 10168 permission for the center was given for one (1) year. In that year the interior has been renovated and now the center is ready to open for approximately five (5) years.

5. Opposition was registered at the public hearing to the granting of this appeal.

OPINION:

It is our opinion that this community center is so located and the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

The Board's approval of the use of these premises as a community center building is effective for a period of three (3) years.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF ORDER.

Exhibit 3

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - December 8, 1971

Appeal No. 11005 Southwest Church of Christ, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of December 14, 1971.

EFFECTIVE DATE OF ORDER - February 8, 1972

ORDERED:

That the appeal for permission to establish a community center (re-instatement of BZA Order 10489) at 1307 Irving Street, N. W., lot 58, Square 2848 be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.

2. The property is improved with a three (3) story brick structure with a basement.

3. The subject property was formerly used as an apartment house.

4. The appellant requests permission to establish a community center (reinstatement of BZA Order #10489).

5. The appellants' agent stated that about one year ago an occupancy permit was applied for and was granted by the Board but he failed to follow through on getting the Certificate of Occupancy and that is why they are back before the Board.

6. Appellants stated nothing has changed since the previous BZA Order No. 10489.

7. The first and second floors of the subject property will house the community center. The third floor will serve as an apartment for the caretaker.

8. There will be no structural changes in the building.

9. All facts of BZA Orders No. 10489 and No. 10168 remain the same.

10. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the proposed community center is so located and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

This Order shall be subject to the following condition:

(a) Permit shall issue for a period of three (3) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY: George A. Grogan

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11884, of Southwest Church of Christ, Inc., pursuant to Section 8207.2 of the Zoning Regulations for a special exception to permit the continuation of a community center as provided by Section 3104.46 of the regulations, at the premise 1307 Irving Street, N.W., in the R-4 zone, known as Lot 58, Square 2848.

HEARING DATE: April 16, 1975
DECISION DATE: April 16, 1975

OPINION AND ORDER

Upon consideration of the above application for a special exception to permit the continuation of a community center, as previously granted in BZA Order No. 11005, effective February 8, 1972. The Board finds no opposition to the application. The Board concludes that the three story brick structure is not objectionable to neighbors because of noise or other conditions and serves as a center not only for the Southwest Church of Christ, but also for civic associstions and other people in the community.

It is further concluded by the Board that the continuation of the Community Center is in harmony with the general purpose and intent of the zoning regulations and will not tend to affect adversely the use of heighboring property. It is hereby Ordered, that the above application be, GRANTED for a period of three (3) years at which time the authorization may be renewed within the Board's discretion upon the filing of an application pursuant to the Zoning Regulations.

VOTE: 4-0 (Mr. Harps not being present to vote.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT, D. C.

ATTESTED BY: James E. Miller
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF THIS ORDER: JUN 09 1975

Exhibit 5

Form LU-P-601 (Rev. 9/78)

CERTIFICATE OF OCCUPANCY No. B124041

Washington, D.C., Feb. 10, 19 81

Permission is hereby granted to SAINT MISSIONARY FOUNDATION, INC.

to use the ALL& BASEMENT floor(s) of the building located on Lot 69 Square 2848

known as premises 1303-07 IRVING STREET, N.W. for the following

purpose(s): COMMUNITY RESIDENCE FACILITY UNDER D.C. LAW2-35, 32 RESIDENTS 16 on 2nd Floor., 16 on 3rd Floor., WITH A TOTAL OF 36 PEOPLE LIVING ON THE PREMISES. BASEMENT FOR STORAGE, DINNING ROOM AND KITCHEN. (PARTIAL)

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R-4 FEE $ NO FEE

NEW PERMIT NUMBER BECAUSE OF ERROR. OLD PERMIT NUMBER B123596of, Permit Branch

By: [signature] Permit Clerk

DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS GOVT. OF DIST. OF COL.

OFFICE COPY

Exhibit 6

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

July 28, 2000

'00 SEP 22 P2:59

Larry Bonner
Southwest Church of Christ, Inc.
1303 Irving Street, N.W.
Washington, D.C. 20010

Re: Denial Letter - 1305-1307 Irving St., N.W.
Square: 2848 Lot(s): 69
(First thru Third Floors)
Zoned: R-4

Dear Mr. Bonner:

Your certificate of occupancy application #801094 filed to use the subject premises as a "Community Service Center" is disapproved due to the need for Board of Zoning Adjustment approval.

You will be required to obtain a special exception under the provisions of DCMR Title 11, Section 334.1 to establish your use in the R-4 Zone.

The Board of Zoning Adjustment has authority to grant special exception under provisions of DCMR Title 11, Section 3103.2.

This letter must be presented to the Office of the Board of Zoning Adjustment, Room 210, 441 4th Street, N.W., when filing for the hearing. If your request is granted, a new certificate of occupancy application must be filed.

BZA
Case No. 16650
Exhibit No. 8

Sincerely,

Michael D. Johnson
Zoning Administrator

MDJ/TB/ee

Exhibit 7

SOUTHWEST CHURCH OF CHRIST INC.

December 21, 2000

Mr. Jerrily R. Kress, FAIA
Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W. Suite 210-S
Washington, D.C. 20001

Dear Mr. Kress:

In response to BZA Application No. 156650, to establish a Community Service Center, at 1305 & 1307 Irving Street. (Square 2848, Lot 69)

The Board of Trustees for the Southwest Church of Christ, Inc do certify and affirm, that the desire to open this center will not result in any member of the Board of Trustees, receiving any profits from its operation. The center will be for the sole purpose of providing needed services to the community as defined in our application.

As a 501 (3) (c) religious organization, we will adhere to our legal mandate to operate as a non-profit organization, an no profits will be received from the opening of this center. To repeat ;;no member of the Board of Trustees will receive profits from its operation.

Thanking you in advance for your consideration of this request. Looking forward to the hearing on January 9th, 2000.

Larry Bonner, Chairperson
The Board of Trustees for the Southwest Church of Christ

1303 Irving Street, N.W. Suite 200 - Washington, DC 20010-2408
Office 202-332-7399 - Fax 202-667-4930

Exhibit 8

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001

★ ★ ★

RECEIVED
JAN - 2 2001
OFFICE OF PLANNING

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Adrian H. Thompson
Fire Marshal

DATE: January 2, 2001

SUBJECT: Request for Agency Review - BZA Application No. 16650

The D.C. Fire and EMS Department has reviewed BZA Application No. 16650 regarding a request for a special exception to establish a community service center at 1305-1307 Irving Street, N.W.

I recommend approval of this application provided the occupant install a fire sprinkler system, due to the mixed use of the building and the fact that children ages 2 through 18 will be using this facility. In addition, the new occupancy must comply with the requirements of the District of Columbia Construction Codes.

If the building is to house children overnight, it will become another use group and will be subject to additional Construction Code requirements. If this is the case, the application should be amended.

If you have any questions regarding this review, please contact my office at 727-3659.

RECEIVED
D.C. OFFICE OF ZONING
2001 JAN -9 AM 9:31

BZA
Case No. 16650
Exhibit No. 30

Exhibit 9

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS
2000 - 14TH STREET, N.W.
6TH FLOOR
WASHINGTON, D.C. 20009

REPLY TO:
DISTRICT DIVISION OF TRANSPORTATION

RECEIVED
D.C. OFFICE OF ZONING
2001 FEB -8 AM 11:00

MEMORANDUM

TO: Steven Cochran
Community Planner
Office of Planning

FROM: Kenneth Laden
Administrator
Rick Rybeck for KL

DATE: January 8, 2001

SUBJECT: BZA Application No. 16650 – Temporary Special Exception for a Community Service Center at 1305-1307 Irving Street, NW, Lot 69, Square 2848.

The District Department of Public Works, District Division of Transportation (DDOT) has reviewed the subject application and material attached to your memorandum dated December 27, 2000. This memorandum addresses the transportation aspects of the proposal.

The property owner intends to sell the property within the next three years. DDOT is concerned with the possible transfer of special exceptions, granted by the BZA, within the temporary relief period with a change in property ownership and usage. DDOT recommends placing a time limit on the special exception, not to exceed three years. The parking requirements of Section 2101.1 require one space for each 600 square feet of gross floor area and cellar floor area. The floor area of the site was not provided, however, the proposed use will serve the areas residents and should not cause a large increase in traffic volume or negatively affect the neighboring property owners. Accordingly, we have no objection to the special exception proposal of the applicant.

BZA
Case No. 16650
Exhibit No. 32

KL:lb