1. Description of Project

St. George's Episcopal Church is seeking to construct a two story addition to a structure that connects its Church and annex, a townhouse, into one single building. The structure would expand from the Church, over an existing plaza, covering the basement multipurpose on the east side of the Church to a 2-story townhouse east of the plaza. (See the Site Plan on the following page.)

The Church owns the two buildings and plaza/ covered building area between the two buildings. The Church serves as a place of worship and, the townhouse serves as the Church=s Annex providing a base for Church operations. The Annex also provides a location for additional services to Church members and outreach services to youth, families and elderly members of the surrounding community.

The Church is located on the southeast corner of, 2nd and U Streets, northwest, at 160 U Street. The two-story townhouse is located at 158 U Street, NE. The properties are identified on Square 3114, lots 90 and 38, respectively. The site is located in the Bloomingdale Community.

To accomplish the goals of this project, that is, (1) to construct the two-story expansion connecting the two buildings and (2) to renovate the interior of the townhouse, and rear of the church, the Church will need the approval of the Board of Zoning Adjustment for the District of Columbia to grant zoning relief for lot occupancy. The total site area is approximately 10,900 square feet. The total square footage of the proposed expansion is 2,267 sq.ft. on the first level and 2,472 sq.ft. on the second level. The site is zoned R-4 which primarily contains districts with row dwellings where churches are allowed. Therefore, the request is for a variance from the lot occupancy limitation for a church in a R-4 Zone. (See the Zoning Map on the following page.)

The proposed expansion will occupy the open space between the two buildings. The expansion will be designed tastefully and harmoniously into the surrounding neighborhood. The building expansion will provide additional and adequate space for services now being provided in the crowded inadequate facilities of the townhouse and Church basement. Minimal expansion of Church attendance and services provided from the Church Annex (the townhouse) to church and community members is expected. Therefore, the need for additional parking is not perceived as an issue. However, the owner of a nearby property which has extensive parking on its grounds has committed to provide free parking to persons participating in St. George's church activities.

BZA
Case No. 16675
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
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