2. Statement of Existing Use

Currently, the proposed project area consists of two lots, both owned by St. George=s Church, (Lots 90 and 38) which are situated side-by-side (See Photos in Chapter 4). The following information provides existing site characteristics of the proposed project site:

Existing - Lot 90 - Church

Location: Ward 5

Structure on Lot: The Church is located at 160 U Street, NW, Washington, DC 20001 on the southeast corner of 2nd and U Streets in the Bloomingdale Community.

Site Area: 8,000 sq/ft

Area of existing Church:	Lower Level	5,583 sq.ft.
	Upper Level	4,629 sq.ft.
	Total	10,212 sq.ft.

Church Footprint: Approximately 87' x 89'

Area of Plaza: 1,025.5 sq.ft.

Zone: R-4, Dwelling Residential Structures with Churches allowed.

Adjacent Properties: Client owns adjacent Lot 38 which is east of Lot 90. Most of the surrounding properties consist of row dwellings.

Existing - Lot 38 - Church Annex/Townhouse

Location: Ward 5

Structure on Lot: 158 U Street, NW, Washington, DC 20001, adjacent to Lot 90 which sits on the corner of 2nd and U Streets, NW in the Bloomingdale Community.

Site Area: 1,479 sq.ft..

Area of Townhouse:	Basement	478.50 sq.ft.
	First	885.50 sq.ft.
	Second	885.50 sq.ft.
	Total	2,249.50 sq.ft.

BZA
Case No. 16675
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16675
EXHIBIT NO.3

Foot Print:	Approximately 17' X 7'
Zone:	R-4
Adjacent Properties:	Residential row/ townhouses to the east and open space/plaza which is part of St. George's Church to the west.

3. Statement of Intended Use

St. George's Episcopal Church, the Applicant, proposes to build an expansion on to its Church building (on Lot 90) over a plaza (open space, also a part of Lot 90) and connecting to its Annex, a townhouse (Lot 38), on the east side of the Church. The proposed construction will connect both buildings into a single structure (See illustration that follows).

The design of the expansion from one building into the other will be seamless. Features will include a new roof, new entrances to the Church and Annex, installations of new windows to the front of the new structure, continuation of the front brick facade, as well as the redesign and improvement of the interior spaces to better meet the needs of the Church and community participants.

As previously noted, Lots 90 and 38, situated side-by-side, are both zoned R-4 for row residential dwelling use which allows churches. The expansion will require approval from the BZA to provide a variance from the percentage of lot occupancy.

Proposed New Building Area

Basement	1,173 sq/ft
First	2,267 sq/ft
Second	2,472 sq/ft
	========
Total	5,912 sq/ft

Existing Setbacks:

North	6'-8" and 3' in front of steps of Exterior Plaza
West	Sits on Property Line
South	Sits on Property Line
East	Sits on Property Line