GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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RECEIVED
D.C. OFFICE OF ZONING
2002 MAY -3 PM 12: 15

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: JLS for
Andrew Altman, Director
Office of Planning

DATE: May 1, 2002

SUBJECT: Waiver of Rules for Late Submittal of a Supplemental Report concerning BZA Application 16785 ~~16875~~ requesting a variance from the parking requirement for a property located at 39 New York Avenue, N.E.

The attached report concerning an application from Francis J. Bundu, President of the African Community Center, Inc., requested a variance from a parking requirement under Section 2101, pursuant to Section 3104.1 under Title 11 of the District of Columbia Municipal Regulations (DCMR), Zoning, is being submitted less than 7 days before the meeting. The Office of Planning respectfully requests that the Board waive its rule and accept the report into the record.

BZA
Case No. 16785 BAB.
Exhibit No. #48

Board of Zoning Adjustment
District of Columbia
CASE NO.16785
EXHIBIT NO.48

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OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: May 1, 2002

SUBJECT: BZA Application 16785 – Supplement V

APPLICATION
Francis J. Bundu, President of the African Community Center, Inc., originally requested a 100% variance from a parking requirement under Section 2101, pursuant to Section 3104.1 under Title 11 of the District of Columbia Municipal Regulations (DCMR), Zoning, to allow the establishment of a "public hall" use in an existing second floor meeting room on property located at 39 New York Avenue, N.E. (Lot 18 on Square 671).

ADDITIONAL INFORMATION
The subject property is zoned either C-3-C or C-M-1. According to an undated plan entitled "39 New York Ave Existing Second Floor Plan" received by this office on May 1, 2002, the proposed second floor public hall would occupy a floor area of 3,114 square feet. Based on this information and provisions of Section 2101.1 of the Zoning Regulations, the proposed public hall use would require the provision of approximately 45 parking spaces on-site.

Except for this parking calculation, staff continues to support the analysis and conclusions provided in Supplemental Report IV.

RECOMMENDATION
OP continues to recommend approval of the revised request to reduce the required parking for the proposed weekend public hall use from 45 to 7 parking spaces, subject to the following conditions:

- The African Community Center (public hall) use on the second floor of 39 New York Avenue, N.E. (square 671 lot 18) shall only operate between 4:00 P.M. on Fridays to midnight Sundays.
- Attendance to public hall activities shall be limited to 45 persons.
- The applicant shall sign a lease for use of the seven spaces in the parking lot at 33 New York Avenue, N.E., from 4:00 P.M. on Friday to midnight Sunday, or an equal number of parking spaces at a similar facility within 300 feet of the main entrance to the public hall use, for the duration of this variance.

- The applicant shall retain keys to the parking lot gates at 33 New York Avenue, N.E., to allow attendees to pass from N Street, N.E. through said lot to the public hall use during its hours of operation.
- One parking space in the parking lot at 33 New York Avenue, N.E. shall be signed for use by the handicapped during the public hall hours of operation; and
- This variance shall be subject to renewal two years from the date of Final Order approval.

Staff also recommends approval of a Special Exception to relocate said required parking to the parking lot located at 33 New York Avenue, N.E., subject to the following conditions:

- The applicant shall sign a lease for use of the seven spaces of parking lot at 33 New York Avenue, N.E., from 4:00 P.M. of Friday to midnight Sunday for the duration of this Special Exception.
- The applicant shall retain keys to the parking lot gates at 33 New York Avenue, N.E., to allow attendees to pass from N Street, N.E. through said lot to the public hall entrance during the stated hours of operation.
- Said parking lot shall be properly illuminated to deter criminal activity and provide a safe pedestrian passageway.
- One parking space in the parking lot at 33 New York Avenue, N.E. shall be signed for use by the handicapped during the public hall hours of operation; and
- This Special Exception shall be subject to renewal two years from the date of Final Order approval.

AA/afj