GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

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MEMORADUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director
Office of Planning

DATE: January 18, 2002

SUBJECT: Waiver of Rules for Late Submittal of Final Report on Case No. 16818

The attached Final Report concerning the application for WNomis Youth Network training Center at 518 10th Street, NE is being submitted less than 7 days prior to the Board of Zoning Adjustment's consideration of the item. The Office of Planning respectfully requests that the Board waive its rule and accept the report into the record.

BZA
Case No. 16818
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16818
EXHIBIT NO.25

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman

DATE: January 22, 2002

SUBJECT: BZA Case # 16818 Special Exception Request

APPLICATION-IN-BRIEF

Applicant: Robert Simon III
518 10th Street, N.E.
Square 936, Lot 52

Relief Sought: Pursuant to 11 DCMR §3104 for a special exception to establish a community center (boxing training facility) under section 209 in the R-4 Zone.

OFFICE OF PLANNING RECOMMENDATION-IN-BRIEF

The Office of Planning recommends the subject application be approved.

Applicant's Justification:

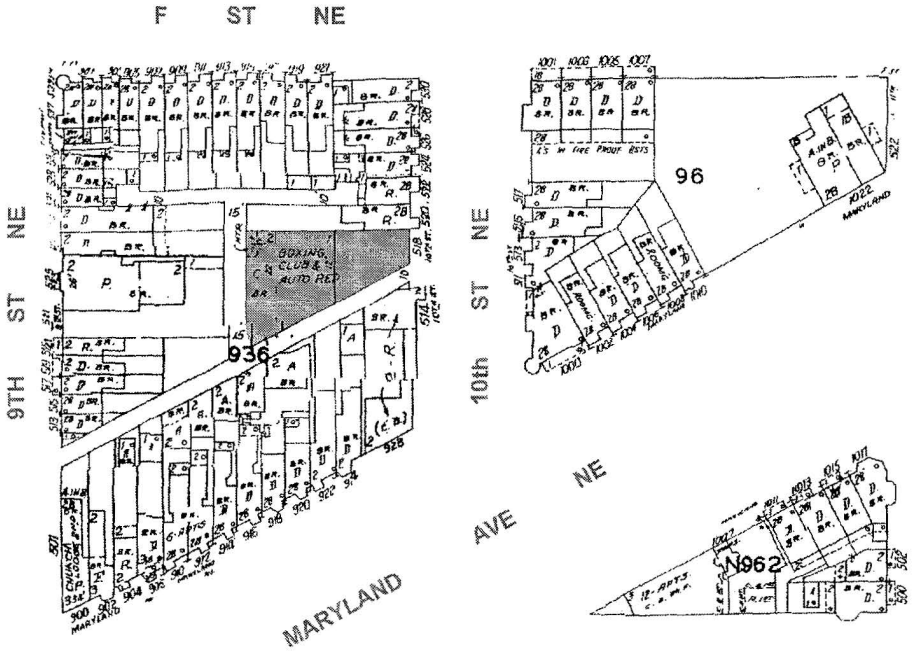
Presently, there is not a sports training facility in the District that focus on the art of boxing and gymnastics, as well as providing therapeutic recreational activities and other competitive sports primarily for youthful pursuers.

SITE AND AREA DESCRIPTION

The subject premises are in the Stanton Park neighborhood of Ward 6. H Street generally bounds the neighborhood to the north, Massachusetts Avenue is to the south, Maryland Avenue is to the east and 2nd Street is to the west. The subject building is at 518 10th Street, N.E., which is set back approximately twenty-five feet from 10th Street. A public alley between 9th & 10th Streets provided ingress and egress to the subject structure. The

10th Street Garage is a one-story structure attached to the subject structure on the east end, or the 10th Street frontage.

The neighborhood tends to be overwhelmingly residential in character. There are some multi-family units disbursed though out the neighborhood, but row dwellings constitute a majority of the land use. See site map below.



AREA ZONING

The subject premises are in the R-4 Zone District. The R-4 districts are designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two are more families. An overwhelming amount of the land around the subject premises is zoned R-4 and is developed with row dwellings. There is a small commercially zone district (C-2-A, medium density height & bulk) less than two blocks to the southwest of the subject premises, at the intersection of 8th Street and Maryland Avenue, N.E. Most of the H Street Corridor, three blocks to the north of the subject premises, is also zoned C-2-A.

APPLICANT'S PROPOSAL

The applicant, Nomis Youth Network Inc. proposes to develop a state-of-the-art sports training facility, which will provide youth in the area with intense sport- specific training such as boxing and gymnastics, as well as traditional therapeutic recreational activities, competitive sports and enrichment activities. Presently, there is no such facility in the city. A majority of the sports training facilities in the Washington Metropolitan area are

outside of the city. The training facilities that do provide boxing training cater to the professional athletes or clients who can afford the high cost of training programs.

The focus of the sport training facility will be to engage youth and adults in non-traditional and traditional experiences, to impact people in meaningful and productive ways that can manifest empowerment, and serve as a catalyst to resiliency. The sport training facility will provide sport training and is intended to improve the athletic and physical abilities of young people as well as adults.

RELATIONSHIP OF THE APPLICATION TO THE COMPREHENSIVE PLAN

The Comprehensive Plan Generalized Land Use Map depicts the subject premises as being in the ***Moderate Density Land Use Category***. Row houses and garden apartments are the predominant uses in this category. This category may also include low-density housing.

REQUESTED ZONING RELIEF

Pursuant to 11 DCMR §3104.1 the applicant is requesting special exception relief, utilizing subsection 209.1 to develop a community center, in what is presently a garage/ boxing gymnasium, located in the R-4 zone district.

DOES THE APPLICATION MEET THE SPECIAL EXCEPTION TEST?

209.1 Use as a community center building, park, playground, swimming pool, or athletic field operated by a local community organization or association shall be permitted in the R-4 district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3104.1, subject to the provisions of this section.

209.2 A community center shall not be organized for profit, but shall be organized exclusively for the promotion of the social welfare of the neighborhood in which it is proposed to be located.

The proposed sports training facility will be organized and operated by Nomis Youth Network Inc., a 501C3 organization. The facility will provide youth in the northeastern section of the city with opportunities for intense sport-specific training such as in boxing and gymnastics as well as traditional therapeutic recreational activities, competitive sports and enrichment activities.

Youth Network Inc. will apply for a grant to cover the expense of operating the facility, which will include the training equipment and

supplies of program participants. However, there may be a one time registration fee to cover these cost.

209.3 A community center shall offer no articles of commerce for sale in the center.

There will not be articles of commerce offered for sale at the facility.

209.4 A community center shall not likely become objectionable in a Residence district because of noise or traffic.

There is no known record of objection because of noise or traffic generated by Finley's Boxing Club, the previous operator and the applicant expects to continue a positive relationship with the community. The site of the proposed sports training facility was formerly the location of Finley's Boxing Club, a facility with a rich boxing history and a world-renowned reputation for training some of the best boxers in the country. The proposed facility is less than two blocks from the H Street Northeast corridor, a major public transportation corridor. The facility is also within walking distance of the Union Station Metro Rail Station.

209.5 The use of a community center shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located.

The rich history of the former Finley's Boxing Club is likely to attract participants from across the city, as well as from other parts of the metropolitan area, to utilize the new training facility. However, a majority of those who will take advantage of the sport training opportunities at the facility reside in the northeastern section of the District, the area of the city there the facility is located.

Three are approximately 5 private parking spaces adjacent to the east entrance of the subject building.

COMMENT COMMENTS

The project was presented to the Land Use & Zoning Committee of Advisory Neighborhood Commission 6A at a meeting held on December 12, 2001. The committee offered support for the project and will pass on its recommendation of support to the full commission. The applicant was scheduled to present the project to the full commission on January 3. 2002. That meeting was canceled and rescheduled for January 14, 2002. The applicant will be on the agenda.

OP SUMMARY RECOMMENDATIONS

After having reviewed the application submitted by Robert Simon III, requesting a special exception to establish a community center (boxing training facility) under section 209 in the R-4 Zone, the Office of Planning recommends that the Board approve the application. OP finds that the subject application meets all the tests specified in §3104.1 and will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.