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Augustana Evangelical Lutheran Church
2100 New Hampshire Avenue, NW

Statement

This is a church complex with a sanctuary, administration spaces, classrooms, and a social hall. The most recent construction on the existing building was done in 1957, before the enactment of the present zoning regulations. The building presently occupies 79% of the lot. The maximum lot occupancy in this zone is 75%. Consequently, the building is non-conforming by virtue of exceeding the allowable percent of lot occupancy.

The building is arranged on three different stories with a total of seven different levels. There is no wheelchair accessibility to any of the building. In order to make the building accessible, the Owner undertook a study of the possible options. All possible options involved adding an elevator in such a way that an addition to the building envelope would be required. This is because of the over run requirements of an elevator and because of the specific geometry of the existing building and site.

The Owner would like to conform to existing legislation requiring an accessible building. The only way to achieve this is by adding an elevator which protrudes beyond the existing building envelope. This would be considered an addition, and therefore contrary to section 2001.3 (a) of the Zoning Ordinance.

Consequently, the Owner would be subject to the practical difficulty of not being able to make the building accessible to all if section 2001.3(a) were strictly applied.

It should be noted that the proposed addition does not increase the existing percent of lot occupancy. Nor does the proposed addition increase or extend any existing non conforming aspect of the structure.

BZA
Case No. 16828
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16828
EXHIBIT NO.4