Supplemental Statement in Support of Special Exception

Application Number. Application Number 16910, Application of The Family Place, pursuant to 11 DCMR § 3104.1, for a special exception to continue to operate a community center (last authorized by BZA Order No. 15530) under section 209, in an R-5-B District at the premises 3309 16th Street, N.W. (Square 2676, Lot 469).

I. SUBSECTION 3104.1

Pursuant to authority contained in the Zoning Act, the Board is authorized to grant special exceptions, as provided in this Title, where in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Maps, subject in each case to the special conditions specified in Title 11 DCMR.

In addressing these standard the applicant must address the following:

1.) How the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map; and

2.) How allowing the use will not adversely affect the use of neighboring property – ie. traffic, noise, lighting, etc.

In addition, as all special exceptions are of a specific type, each type is represented in a certain section of the Zoning Regulations. Section 3104.1 sets forth the general standards that must be met for all types of special exception relief, while the other provisions cited in the Zoning Administrator's memorandum detail the remaining standards that must be met.

Applicant's Response.

1.) How the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map. The application of The Family Place, pursuant to 11 DCMR 3104.1, for a special exception to continue to operate a community center under section 209, in an R-5-B District, is consistent with the general intent and purpose of the Zoning Regulations and Map.

The Family Place is a permitted use in the R-5 district. This important facility was created as a community center in 1980 for the express purpose of improving the social and economic well being of the residents of the neighborhood. The Family Place offers a broad range of services and supports in carrying out is mission to low-income, underserved, and underrepresented families with young children in the District of Columbia. Prenatal and parent education, child care during classes, support groups, and social services are provided in a comfortable row house in the Mount Pleasant/Adams Morgan community.

BZA
Case No. 16910
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16910
EXHIBIT NO.23

Drop-in, hospitality, and emergency services are often the first tier of supports needed by those who come to The Family Place. A mother may drop in because she has heard that The Family Places gives out clothes, diapers, and food. A family may come for help in a crisis such as homelessness, family violence, or depression. Others are referred by the courts for parent education or because of concerns about child abuse or neglect. Parents with urgent problems are offered counseling services by family support workers, and referral to appropriate agencies for help with housing, legal issues, child care services, and other pressing needs. Every pregnant woman and every child is linked to a medical care provider. Breast-feeding and good nutrition are stressed, and reinforced with peer support. The status of each child's immunizations against communicable diseases is regularly checked and documented. In collaboration with other agencies, The Family Place offers English as a Second Language (ESL) to parents whose primary language is Spanish.

In addition, The Family Place provides opportunities for families to get to know one another, fostering relations that often lead to lasting friendships, shared housing, child care, or job. Frequently, new ties and enhanced feelings of well-being result in increased participation in peer support programs such as family reading and play activities and regular telephone contacts or visits.

The Family Place is a community service center within the meaning of subsection 352.1 of the Zoning Regulations. Its operations improve the social or economic well being of the residents of the neighborhood where the center is located. Therefore, the requested relief may be granted as operation of the community center is in harmony with the general purpose and intent of the Zoning Regulations.

334.2 A community service center shall be located so that it is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions.

The Family Place's activities are conducted inside of the building, limiting the amount of noise or activities which might disturb neighboring properties. The Family Place's activities are also conducted during daytime hours, lessening the chance of disturbing neighboring properties during nonbusiness hours. All know objectionable conditions to neighbors have been abated.

334.3 No structural changes shall be made except those required by other municipal laws or regulations.

We are in compliance with this section.

334.4 The use shall reasonable be necessary or convenient to the neighborhood in which it is proposed to be located.

We are in compliance with this section.

334.5 A community service center shall not be organized for profit, and no part of its net income inures to the benefit of any private shareholder or individual.

We are in compliance with this section.

2.) How allowing the use will not adversely affect the use of neighboring property ie. traffic, noise, lighting, etc.

The activities of The Family Place are confined to the interior of the structure and there will be no outside play space. The activities of The Family Place are conducted during normal business hours when most neighbors are at work. The routine noise generated by the activities at The Family Place is not unusual and would be not unduly bothersome to neighboring properties. Evening and weekend use of the Center is limited to rare or special occasions, e.g., Mother's Day activities (Sunday) and the installation of officers (evenings).

There is a residential-grade motion detection lighting system for security purposes on the outside of the building. The lights are angled in such a manner to illuminate primarily The Family Place property.

Almost all of the center's clients walk or take public transportation to the center. The center is well served by public transportation, e.g., Metrobus and Metrorail.

II. COMMUNITY CENTERS (R-5-B)

Section 209, 352.1 COMMUNITY CENTERS

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 an R-1 district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in §3108 of chapter 31 of this title, 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 Family Place is a private, non-profit organization which provide family counseling, guidance and social services to the residents of the surrounding Adams Morgan Community.

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

No articles of commerce are offered for sale nor are any articles intended to be offered for sale by The Family Place.

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

The activities of The Family Place are confined to the interior of the structure and

there will be no outside play space. The activities of The Family Place are conducted during normal business hours when most neighbors are at work. The routine noise generated by the activities at The Family Place is not unusual and would be not unduly bothersome to neighboring properties. Evening and weekend use of the Center is limited to rare or special occasions, e.g., Mother's Day activities (Sunday) and the installation of officers (evenings).

Almost all of the center's clients walk or take public transportation to the center. The center is well served by public transportation, e.g., Metrobus and Metrorail.

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 primary goals of The Family Place are to help pregnant women, bring down the infant mortality rate and to eliminate the handicapping conditions that are found in children born at health birth weights. The majority of the clientele of The Family Place are expectant and new mothers of Hispanic origin. The community is reasonably necessary and convenient to the center's neighboring Hispanic clientele.