GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: JLS for Andrew Altman

DATE: September 4, 2001

SUBJECT: BZA Case # 16910 Special Exception Request

APPLICATION-IN-BRIEF

Applicant: The Family Place, Inc.
3309 16th Street, N.W.
Square 2676, Lot 469

Relief Sough: Pursuant to 11 DCMR 3104.1 the applicant is requesting special exception relief for the continuation of a community center use, under sub-section 209.

OFFICE OF PLANNING RECOMMENDATION-IN-BRIEF

The Office of Planning recommends the subject applicant be approved.

Applicant's Justification:

Pursuant to Section 3104.1 of the Zoning regulations, Family Place, Inc., (The Applicant) desires to continue a community center use at the subject premises, located at 3309 16th Street, N.W., Square 2676, Lot 469. The Applicant was previously granted Board relief for a special exception and a variance from parking requirements by final order on January 17, 1986. In 1991, the applicant received a bench decision extending its authority to use the subject premises for ten years. That Board approval expired in 2001. The applicant therefore needs renewed approval by the Board, in order to continue the community center. The applicant does not propose any changes to the subject structure, in regard to this application.

BZA
Case No. 16910
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.16910
EXHIBIT NO.33

SITE AND AREA DESCRIPTION

The subject premise is in the Columbia Heights neighborhood of Ward 1. The property is generally bounded by Monroe Street to the north, Park Road to the south, 14th Street to the east and 16th Street to the west. The subject premises fronts on the east side of 16th Street, near the intersection with Park Road.

The subject block (eastside of the 3300 block of 16th Street, N.W.) contains a mix of private dwellings and rooming houses, anchored by an apartment building to the north, at the corner of 16th & Monroe Streets and a halfway house for women to the south, at the corner of 16th Street & Park Road.

The Columbia Heights neighborhood is predominantly developed with a mix of mid-rise apartment buildings, principally along the 16th Street corridor, single-family row dwellings are to the northeast and southwest of 16th Street, and a number of institutions, (both public and private) are dispersed throughout the community.

Commercial services in the Columbia Heights neighborhood are concentrated along both sides of Mount Pleasant Street, between Lamont and Irving Streets, approximately two blocks to the southwest of the subject site. Most of the frontage along the 14th Street Corridors, (which is two blocks to the east of the subject site) between Hobart Street to the south and Spring Road to the north is either mix use or low-density commercial areas.

The subject dwelling was constructed in 1907 of brick veneer and was originally used for mixed-use residential purposes. The structure is on a 2,000 square foot lot and contains 4,608 square feet of building on three floors. There is a 15-foot public alley that runs north/south in the rear of the subject structure from Monroe Street, then connecting with a 20-foot east/west alley that extends eastward to the western property line of the Temple Church of God in Christ, which fronts on Park Road, near the intersection with 14th Street.

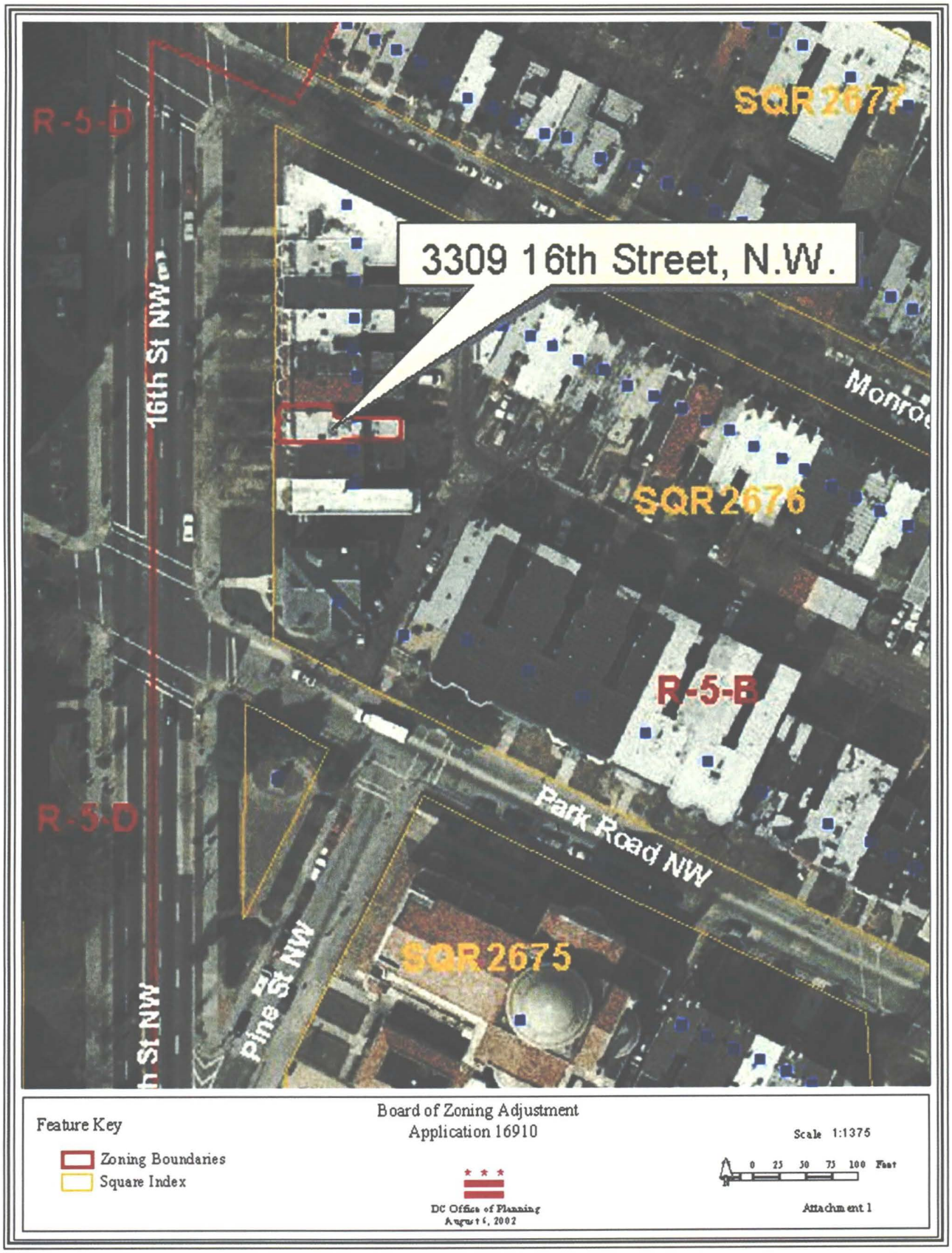


North/south alley, rear of subject property.

The Family Place was founded by members of the Church of the Savior and has been active in the Columbia Heights Community for over twenty years. It has been providing services to the community at its present location since 1985. Many of the program recipients, as well as some community center staff and board members live in the surrounding diverse communities of Adams Morgan/Columbia Heights/Mount Pleasant.



East/west alley, rear of subject property.


R-5-D
SQR 2677
3309 16th Street, N.W.
16th St NW
Monroe
SQR 2676
R-5-B
R-5-D
Park Road NW
Pine St NW
SQR 2675
Feature Key
Zoning Boundaries
Square Index
Board of Zoning Adjustment
Application 16910
DC Office of Planning
August 6, 2002
Scale 1:1375
0 25 50 75 100 Feet
Attachment 1

AREA ZONING

The subject structure is in the R-5-B (**moderate height and density**) zone district. The R-5 districts are designed to permit a flexibility of design by permitting in a single district, except as provided in §§350 through 360, all types of urban residential if they conform to the height, density and area requirements for the R-5 districts.

APPLICANT'S PROPOSAL

The applicant operates a private, non-profit, social welfare organization (The Family Place) from the subject site. The Family Place provides a number of social services to the community, including family counseling, guidance and services to expectant and new mothers, mostly of Hispanic origin who reside in the surrounding communities of Adams Morgan/Columbia Heights/Mount Pleasant. The participants utilize classes offered by the Family Place to enhance their lives, as well as the lives of their families, by attending positive parenting, computer, prenatal classes and English as a second language classes.

The applicant is seeking a special exception pursuant to the provisions of §3104 and 209 of the Zoning Regulations, to continue using the subject premises as a community center. There are no changes proposed to the structure. On January 17, 1986, (by final order No.14327) the applicant was granted a special exception and a parking variance from the parking requirements. The applicant was granted a bench decision in 1991 extending its zoning approval to use the subject premises as a community center for a period of ten years. The previous Board approval for the site has expired, making this application necessary.

RELATIONSHIP OF THE APPLICATION TO THE COMPREHENSIVE PLAN

The Comprehensive Plan Generalized Land Use Map depicts the area in which the subject premises are located, as ***Moderate Density Residential***. Row houses and garden apartments are the predominant uses, although this category may also include low-density housing. The areas immediately to the east, south and west of the subject area are designated as ***Medium Density Residential***. Multiple-unit housing and mid-rise apartment buildings are the predominant uses in this category. The area just north of the subject area, east of Hiatt Place and Columbia Road, over to the 14th Street at Columbia Road and up to Monroe Street, is in the ***Mixed Use Category***. Mixed-use areas incorporates a variety of uses, including commercial areas and areas proposed for significant land use changes.

REQUESTED ZONING RELIEF

The R-5-B zone district is consistent with the land use map and the proposed use is permitted by special exception with the R-5-B zone.

Pursuant to 11 DCMR §3104.1 the applicant is requesting special exception relief, utilizing § 209 to allow a non-profit Community Service Center in the R-5-B Zone district.

209 COMMUNITY CENTERS (R-1)

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-1 district if the Board of Zoning Adjustment in accordance with the conditions specified in §3104 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 social welfare organization that provides family counseling, guidance and social services to predominantly expectant and new mothers that reside in the communities of Adams Morgan/Columbia Heights/Mount Pleasant.



3309 16th Street, N.W.

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

The Family Place does not offer articles of commerce for sale at the referenced community center.

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

Nearly all of the clients of the Family Place live in the tri-neighborhoods of Adams Morgan/Columbia Heights/Mount Pleasant. Walking is the principal means by which clients get to the center. There is virtually no vehicular traffic associated with pick-up or drop-off of clients who use center services.

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.

An overwhelming majority of clients served by the Family Place live conveniently within walking distance to the community center site, and will be able to access the building for services, without an automobile or in most cases, mass transit. However, the subject site is located within two blocks to the east of

the Columbia Heights Metro Rail Station, and both 14th & 16th Streets are major lines for Metro Bus.

DOES THE APPLICATION MEET THE SPECIAL EXCEPTION TEST

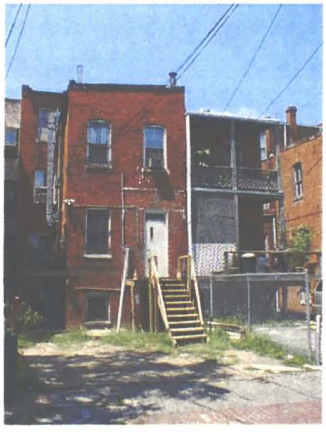
The application is required to meet the requirements of Section 3104.1 for Special Exceptions as follows:

The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

A non-profit community service center is a permitted use in the R-5 zone, subject to approval of the BZA. The Family Center fulfills the intent of the Zoning Ordinance and Zoning Map that allow uses that are compatible to residential areas.

COMMUNITY COMMENTS

The Family Place went before Advisory Neighborhood Commission (ANC) 1A on July 10, 2002, to present the project. At that meeting, Mr. Finegan, who resides at premise 3311 16th Street, adjacent to the subject premises on the north side, submitted a list of concerns that he believed are generated by the Family Place, which has negative impact on his property. Mr. Finnegan's objections were in three areas: (1) the condition of the rear of the Family Place; (2) a homeless person who trespass on the property; and (3) a lack of maintenance of the Family Place property. ANC 1A did not take an official position at the July 10 meeting, because there wasn't a quorum of ANC commissioners present.



Rear, 3309 16th Street, N.W.

On July 23, 2002, at a second ANC 1A meeting of the month, Camille Fountain, Executive Director of the Family Place presented to the ANC, an Affidavit that she believes adequately addressed most of the concerns raised by Mr. Finegan.

ANC 1A is in the process of preparing a resolution of support of the Family Place application. The ANC will hold a special meeting on August 13, 2002, to consider the resolution. If the proposed resolution is adopted by the full ANC, it will be included as conditions of final approval by ANC 1A and forwarded to the Board of Zoning Adjustment.

OP SUMMARY RECOMMENDATIONS

After having reviewed the application submitted by the Family Place, Inc., requesting a special exception to permit the continuous use of the subject premises as a community center in the R-5 zone district, the Office of Planning recommends that the Board approve the application. OP finds that the subject application meets the tests specified in §3104.1, and will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.