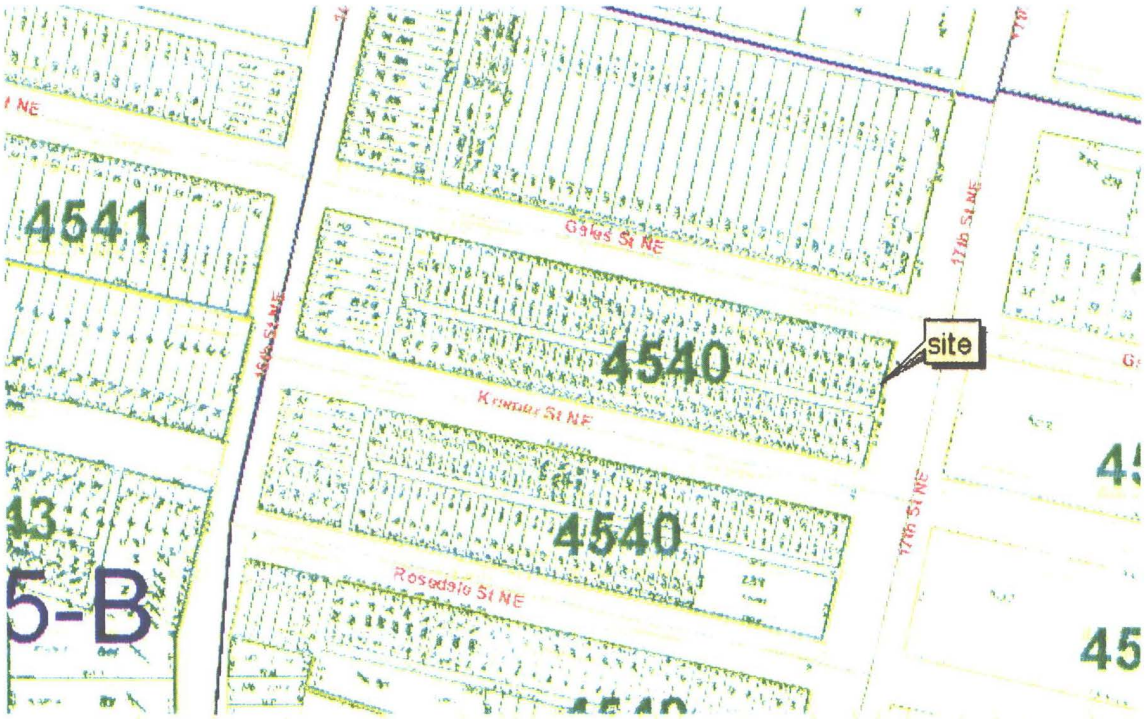


Application No. 16917 of Pilgrim A.M.E. Church

Postponed from September 24, 2002

REVISED

PRELIMINARY MATTERS:

- **A vote should be taken to modify the public hearing notice.** Staff recommends that the application be reviewed under the special exception provision to allow church programs under § 216; also, a variance from the provision that a church program be carried on within an existing church building, § 216.3. The zoning relief from the off-street parking requirement is not necessary because parking is tied to the special exception provision. Also, a use variance is not necessary for this project.

- **Request for Party Status.**

BZA
Case No. 16917
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16917
EXHIBIT NO.31

RELIEF SOUGHT: Pursuant to 11 DCMR § 3104.1, for a special exception to allow church programs (job placement counseling, meetings, Bible study, seminars, youth ministry, and conferences) under section 216, and pursuant to 11 DCMR § 3103.2, a variance from the provision that the church program be carried on within an existing church building or structure under subsection 216.3, ~~and a variance from the off-street parking requirements under section 2101; or alternatively, a variance from the use provisions under subsection 330.5~~, to allow a church program in a former nonconforming grocery store at premises 1671 Gales Street, N.E.

ZONING:	R-4 District
SQUARE & LOT:	Square 4540, Lot 191
OFFICE OF PLANNING:	OP recommends **APPROVAL** of a special exception under § 216 and approval of variances from §§ 2101 and 216.3.
d.	The Department of Transportation recommends **APPROVAL** of the application. Exhibit No. 29.
ANC-6A:	The ANC report was not available on Monday, September 23, 2002. A letter of support was received from the Single Member District Commissioner, Gregory Ferrell, ANC 6A12; however, this document cannot be given "great weight."
REQUEST FOR PARTY STATUS:	**Callahan Development Corporation Exhibit No. 26. See letters from the Applicant to the development corporation, Exhibit 30.**
AFFIDAVIT OF POSTING:	The property was properly posted and the Affidavit of Posting timely filed. Exhibit No. 25.

NOTES:

- The Applicant indicates that for the past 50 years the site has been used to house a mom and pop grocery store. The Applicant submitted Cs of O for the previous grocery store use, Exhibits 7 and 8. The Applicant, a nearby church, is proposing to use the site to house social services activities.

- Referral from the Zoning Administrator's office. Exhibit No. 11.

The Applicant's attorney is Garland Stillwell, Linowes and Blocher