Pilgrim A.M.E. Church
BZA Application for 1671 Gales Street N.E., Washington D.C. 20002
Statement of Conformance with Zoning Regulations for Use Variance and Special Exception

Subsection 3103.2: "Variance" from section 2101.1 "Off Street Parking"

As set forth in D.C. Code Ann. §5-424(g)(3) (1981), "[w]here, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Code Ann. §5-413 to 5-432 (1981) would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; Provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."

This provision has three main tests that must be proved by the applicant:

❒ 1). The physical characteristics of the property:
   a. makes it difficult for the owner to use the property in compliance with the Zoning Regulations (area variance) — i.e., shape and size of the property, unusual topography or slope, soil problems, etc.
   b. creates financial hardship for the owner for the owner in using the property consistent with the Zoning Regulations (use variance)

Response: As reflected in the associated site plan, there is no physical space for any off street parking, let alone the 2.3 spaces required by the Zoning Regulations.

❒ 2). Granting the application will not be of substantial detriment to the public good — i.e., traffic, noise, lighting, etc.

Response: There will not be any substantial detriment to the public good if this variance is granted because the church has made arrangements with Peace Baptist church, which is located in the next block at 712 18th Street, N.E. to rent three off-street parking spaces from its lot to meet the needs of the "Church Program Use."

❒ 3). Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.

Response: The general intent and purpose of the Zoning regulations is to require a proposed "church program use" to maintain 2.3 off-street parking spaces. Pilgrim A.M.E. Church has done this with the lease of three (3) spaces from Peace Baptist Church.

Subsection 3104.1: "Special Exception" from section 216.1, "Church Program Use."

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 standards 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
Response: A church and related "church program use, " use is permitted in the R-4 zone and most of the activities that will take place on the subject property are related to the long established Pilgrim A.M.E. Church. A church multipurpose center would be consistent with the residential character of the neighborhood because many of the activities will be community oriented towards the neighboring residents. Activities such as church ministry counseling; church-related meetings conferences and seminars; bible study; job placement counseling; youth ministry activities; community-oriented forums; and single day health and well being forums and events, such as, blood drives, blood pressure checks and

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glaucoma screening are community friendly uses and are not as intensive as the previous commercial corner grocery store which was permitted on the site for the past 50 years. The 2.3 off-street parking required for the site will be provided to the Church by a lease arrangement with Peace Baptist Church. (See attached Letter).

❒ 2). How allowing the use will not adversely affect the use of the neighboring property — i.e., traffic, noise, lighting, etc.

Response: The Church has been in the Rosedale community for over 76 years and is an intricate part of the community with regard to its community outreach and ministry to the neighboring residents. The activities proposed are not likely to become objectionable or result in noise and traffic, but should be beneficial to not only the members of the Church, but also to the community abroad. The Church is open to all residents within and without the Rosedale community with regard to its church services and other ministry programs. The patrons of the multi purpose center will be the Pilgrim A.M.E. Church members and the Rosedale community, many whom will walk to the center.