The Most Worshipful Prince Hall Grand Lodge, Free and Accepted Masons, PHA
District of Columbia Incorporated
Masonic Temple, 1000 U Street, N.W.
Washington, D.C. 20001 — (202) 462-8878
(24-Hour Answering Service) — (202) 462-8877
Fax — (202) 265-5620

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February 3, 2003

Mr. Geoffrey H. Giffif
Chairman, B.Z.A., D.C. Government
441 4th Street, NW
Washington, D.C. 2001

Ref: BZA Application No 16938

Please be advised that Mr. Edgar Nunley has been appointed agent to represent the Most Worshipful Prince Hall Grand Lodge in all matters pertaining to the above referenced application. Attorney Jimmie Bell has been replaced.

Should you desire any additional information, please feel free to contact me at the above address or telephone numbers.

Respectfully,

Aaron Jordan
Most Worshipful Grand Master

BZA
Case No. 16938
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO.16938
EXHIBIT NO.39

February 3, 2003

BZA Application No 16938

AMENDED STATEMENT OF EXISTING AND INTENDED USE IN SUPPORT OF APPLICATION MOST WORSHIPFUL PRINCE HALL GRAND LODGE

1. The Applicant is the owner of the subject property known as Lot 827 in square 333, which is located at 1902 Vermont Avenue, N. W., Washington, DC, 20001 and the owner of the premises at 1000 U Street, N.W. Washington, DC 20001. 1000 U Street has been the headquarters and meeting place for Prince Hall Masons in the District of Columbia since 1929. These premises are connected via an open and paved public alley and a public street.

2. Premises 1902 Vermont Avenue, N. W. has been used for accessory parking to 1000 U Street, N. W. since 1974. Since that time, it has been designed and maintained so as not to be knowingly objectionable or cause any adverse affect to neighboring property. The applicant has never received any complaints regarding undesirable activities on the lot.

3. The Applicant has a membership of more than 5,000 men and women, a majority of which are more than 50 years old. On most evenings, premises 1000 U Street N. W. is visited by more than 150 of its' membership, the majority of which must rely upon public transportation, while others rely upon the parking lot. Others because of age, poor health and the lack of available public transportation during late hours must rely upon the parking lot.

4. The Applicant is offering more than 8,000 sq ft of commercial rental space to government, private and civic organizations. Presently, there is an ongoing negotiation whereby a perspective tenant is seeking forty (40) off street parking spaces during regular business hours. Previously, most of this space was occupied by a District of Columbia Governmental agency.

5. The Applicant is offering to its' membership, the general public, civic and social organizations, a spacious Grand Ballroom on the 2nd floor, and a Dining Room on the 4th floor. These facilities are usually occupied on evenings and weekends. Patrons depend on public transportation and the parking lot.

6. The subject site is located in a demographically changing commercial area. It is rapidly reverting to its' past history as a cultural center and a renaissance for entertainment, business and dinning facilities. The recently dedicated Black Civil War Memorial adjacent to 1000 U Street, the newly opened Bohemian Cavern Restaurant across the street and the completion of the multi-unit housing complex at the intersection of 11th and U streets, are just a few examples of the vast influx of business and commerce.

This growth has created a tremendous demand for off street parking without making provisions for such.

7. The subject lot is approximately 5, 226 square feet in area and will provide twenty (20) parking spaces including two (2) handicap spaces.

8. All areas devoted to driveways, access lanes, and parking will be maintained with a paving material forming an all weather impervious surface as required by Section 2303.

9. All spaces will be a minimum of nine (9) feet in width and nineteen (19) feet in length and meet all other requirements with respect to size and location of parking spaces as required by Sections 2115 and 2116.

10. All spaces will meet the requirements of Section 2117 with respect to access, maintenance, and operation. A minimum of 5% landscaping of the total area devoted to parking, including aisles and driveways as per Section 2117.11. Open parking spaces will be screened from all contiguous residential property by a solid brick or stone wall at least twelve (12) inches thick and forty-two (42) inches high as per Section 2117.12 and Section 2303.

11. All parts of the lot will be kept free of refuse or debris and will be paved and landscaped as per Section 2117 and Section 2303.

12. The parking lot will be used by the members of the lodge, after six in the evening, and by the tenants of the lodge building during the hours of 8:00 A.M. until 6:00 P.M.

13. No other use will be conducted from or upon the premises and no structure other than an attendant's shelter will be erected or used upon the premises unless such structure or use if otherwise permitted.

14. Any lighting used to illuminate the parking lot or its' accessory building will be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

15. No vehicle or any part thereof will be permitted to project over any lot or building line or on or over any public space.

THE SUBJECT PARKING LOT WILL CONFORM TO THE FOLLOWING SPECIAL PROVISION OF THE DCMR, TITLE 11

SECTION 214.2

Accessory parking spaces will be in an open area, no portion of which, except for access, shall extend above the level of the adjacent finished grade.

SECTION 214.3

The Applicant is applying for a variance from the requirement that accessory parking lot be located within 200 feet of the area to which it is an accessory. The lot is owned by the Applicant and there are no other available properties that will satisfy this requirement.

SECTION 214.4

The Applicant is applying for a variance from the Section on grounds that it is impossible for the lot to be contiguous to or separated only by an alley from the site to which is an accessory. The lot is owned by the Applicant and there are no other available properties that will satisfy this requirement. The lot will result in a reduction in overspill parking on neighborhood streets.

SECTION 214.5

The lot will be fenced, striped, adequately lighted and paved with at least four (4) inches of impervious material. It will be accessed from Vermont Avenue, N. W. and will reduce overspill parking on neighborhood streets.

SECTION 214.6

It is economically impracticable to locate parking within the principal building or on the same lot because of the following:

a. Substantial sub-surface and adjoining improvements by the Metro Transit System.
b. The lot is fully occupied by existing building and there is no available property in the vicinity to satisfy this requirement.
c. The principal building is fully occupied by tenants or prospective tenants.

SECTION 214.7

The Applicant will meet all environmental requirements and sediment control measures during construction or afterward as imposed by the Federal or District of Columbia Governments and any condition as required by the Board of Zoning Adjustment. The subject site will be secured by a locked gate when not in use and a guard-on-duty during evening hours. It will be accessed from Vermont Avenue and kept free of refuse and debris. Additionally, the Applicant has never received any complaints concerning the past use of the lot of parking.

SECTION 3103.2

In addition to special exception relief, continued operation of the parking lot requires a variance from Section 214.3 to allow accessory parking spaces that are not located, in their entirety, within 200 ft of the area to which they are accessory; and , Section 214.4 to allow accessory parking spaces that are not contiguous to or separated only by an alley from the use to which they are accessory.

The parking spaces are accessory to the Grand Lodge located at 1000 U Street N.W. The Applicant submits that it meets the test for variance due to the extraordinary and exceptional condition presented by the age of the building and present development in square 333.

The building was originally constructed in 1910[1] and first occupied, prior to adoption of the zoning regulations. Off-street parking was not required, and none was provided. Further, the building occupies 89% of the lot thereby preventing the applicant from providing accessory parking on the same lot with the principal use.

Further, square 333 is fully developed with commercial and residential buildings. The single exception is the existing parking lot and the two adjacent vacant properties, no longer a subject of this request, but owned by the applicant. These conditions make it impossible to provide accessory parking spaces consistent with the requirement of Sections 214.3 and 214.4.

The principal building that the lot will serve contains 64.546 sq.ft of gross floor area. If the building were constructed under current regulations, the parking requirement would be as follows:

Use	Basis for Requirement	Parking Requirement
General Office	8,000 sq.ft. @1/600 over 2000 sq.ft.	10 spaces
Assembly Hall	500 persons @ 1/10 persons	50 spaces
Lodge	53,346 sq. ft. @1/600 sq.ft.	89 spaces

[1] From the traffic report submitted by O. R. George & Associates, Inc.

The building would qualify for a 25% parking reduction because of its proximity to the subway station. Even if this benefit were applied the total parking requirement would still be 112 spaces. The regulations clearly recognize that a building of this size should have access to off-street parking facilities even when there is access to public transportation. Furthermore, many of the events at the Grand Lodge do not end until after the Metrorail service has closed for the night, leaving many elderly or handicapped members and other patrons with no reasonable means of returning home. The existing parking lot is relatively small considering the size of the building, but it is the only practical means of providing accessory parking spaces.

SECTION 3104.1

The parking lot has been in existence since 1974 and has a long and successful history of use. There have been no documented complaints regarding its existence or operation. The lot is paved, striped, and has wheel stops in place to protect the public space and adjacent properties. Additional landscaping will be installed to meet the current requirements of the zoning regulations.

Continued operation of the lot will not have an adverse impact on the surrounding properties and will serve to enhance the quality of life for neighboring residents and businesses by a reduction in the demand for the limited on-street parking spaces currently available.

Respectfully submitted,

Fred Johnson
Grand Trustee
Most Worshipful Prince Hall Grand Lodge
For the District of Columbia
202-210-4162

Attachments:

Two (2) Site Plans

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 3, 2002

Plat for Building Permit of SQUARE 333 LOTS 824, 825 & 827

Scale: 1 inch = 30 feet

Recorded in A & T Book Page [illegible] and Microfilm

Receipt No. 009480

Furnished to: FATE KEARNEY

Surveyor, D.C.

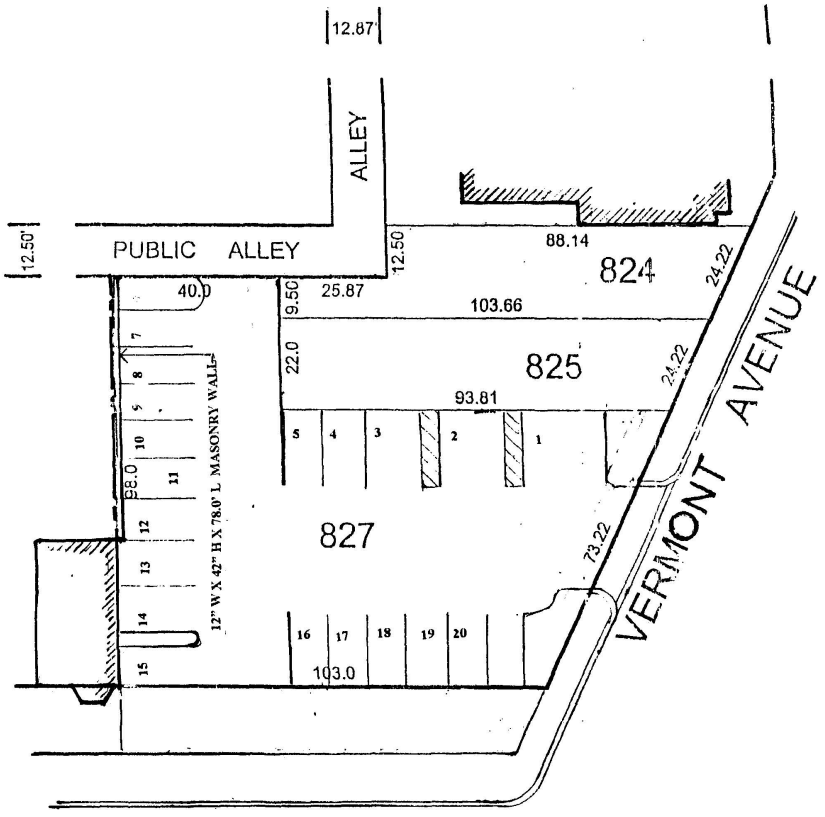
By: L.E.S.

I hereby certify that all existing improvements shown hereon are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point of private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-9480(2002)

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 3, 2002

Plat for Building Permit of SQUARE 333 LOTS 824, 825 & 827

Scale: 1 inch = 30 feet Recorded in A & T Book Page 3745 S and Microfilm

Receipt No. 009480

Furnished to: PATE KEARNEY

Surveyor, D.C.

By: L.E.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than required by the Zoning Regulations for light and ventilation; and I, is further certified that except as permitted by the Zoning Regulations will be observed In accordance with the Zoning Regulations and the plans submitted herewith correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb end alley grade will not result in a rate of grade along centerline of driveway at all points on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____
(Signature of owner or his authorized agent)

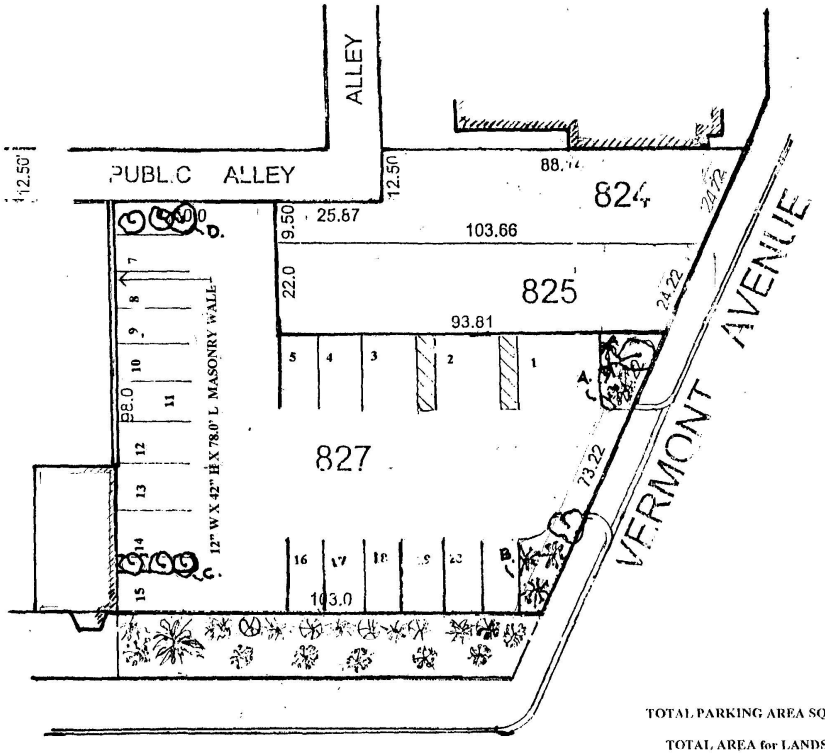
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

TWENTY CAR PARKING LOT

PARKING SPACES 1, 2, & 3 ARE H/C - TYPICAL PARKING SPACES 9' X 19'

PLANTING SCHEDULE

QUANTITY	CONTNR. SIZE	MAX HGT.	PLANT SIZE	COMMON NAME	BOTANICAL
16	2-GAL	3'-4'	2-1/2'	SEA GREEN JUNIPER	JUNIPER CHIN. SEA GREEN
6	7-GAL.	5'-6"	3'	DEGROOTS SPIRA ARBORVITAE	THUJA OCC. (DEGROOTS SPIRA)
2	1-GAL.	4'-5'	2-1/2'	EUONYMUS JAPONICUS SILVER KING	SILVER KING EUONYMUS
3	1-GAL	5'-7'	4'	CRYPT MYRILE-WHITE ACOMA	LAGRSTROMIA-WHITE
4	1-GAL	5'-7'	4'	CRYPT MYRILE-PURPLE SENTINEAL	LAGSTROMIA-SENTINEAL
4	1-GAL	5'-7'	4'	CRYPT MYRILE-PINK TONTO	LAGSTROMIA-PINK



T STREET

TOTAL PARKING AREA SQUARE FOOTAGE: 5,226 SF

TOTAL AREA for LANDSCAPING @ 5% = 262 SF

TOTAL AREA PROPOSED FOR LANDSCAPING:

A) .5 X 8" X 19' = 76 SF
B) .5 X 7' X 19' = 66.5 SF
C) 3.6' X19' = 66.5 SF
D) 9' X 19' = 171 SF

TOTAL AREA PLANTED = 380 SF

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