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RECEIVED
D.C. OFFICE OF ZONING
2002 OCT 32 PM 12:44

STATEMENT OF EXISTING AND INTENDED USE OF PROPERTY

Re: Walker Memorial Baptist church

Walker Memorial Baptist Church has served Washington, DC for over one hundred ten years. Its facilities are used not only by its congregation, but also, by the community and the city. Approval of this application would enable Walker Memorial Baptist Church to serve a broader segment of all those who come through its doors.

At a time when persons are living longer, more active lives, provision of facilities to accommodate the physically challenged is very important. For this reason, Walker Memorial Baptist Church is desirous of installing an elevator.

STATEMENT OF HOW THE APPLICANT MEETS THE BURDEN OF PROOF FOR A VARIANCE IN REQUIRED REAR YARD

Walker Memorial Baptist Church is located on lot 62, at 2020 Thirteenth Street NW, in Washington, DC. Its first floor is four feet and four inches above the level of the sidewalk. There is not enough land between the sidewalk and the church's main floor to enable one to build a ramp wide enough to accommodate a casket for a funeral. Several years ago, the church built a ramp to enable persons in wheel chairs to negotiate the height difference between the sidewalk and the sanctuary level. This ramp, however, is much too narrow for passage of a casket.

Several options have been considered to solve this problem. One is to buy adjacent properties on which to build a wider ramp to the church. Walker Memorial's property, however, is surrounded by residential structures. If Walker Memorial bought up the houses around the church, it would contribute to the depletion of the housing stock in Washington. Such action would be detrimental to the community. In addition, the purchase of additional real estate in the area would place a high financial burden on the church.

Another option would be to construct a larger ramp in front of the church. This would substantially alter Walker Memorial's appearance. In addition, it would alter interior circulation, or eliminate the chapel. Needless to say, it would also be prohibitively expensive.

The best option is for Walker Memorial to construct an elevator on its own property. The church owns lot 48 which is north of, and across the alley from, the church. Recently, the portion of the alley separating the church from lot 48 was closed by the city, and the church now owns that portion of the alley. The church wishes to construct an elevator addition on those two properties, and build much needed classrooms and offices.

Exhibits 1 and 2 show a new vestibule at the level of the street. This vestibule is wide enough to provide shelter for a casket in case of inclement weather. The proposed elevator is wide enough to hold a casket. The elevator lobby in back of the elevator, which opens on the sanctuary level, is also wide enough to accommodate a casket. Despite the minimal dimensions of the vestibule, the elevator, and the elevator lobby, the proposed west wall of the building is less than the

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required distance to the rear property line. The required rear yard is 15-0" and the actual distance is 9'-0". The addition of classrooms and offices does not change this rear yard condition. The stairs from the cellar stop at grade and do not contribute to the width of the building for establishing the rear yard. The topography and shape of the site prevent the Owner from using the property in a manner that is consistent with the Zoning Regulations .

In our professional judgement, approval of this application would not be detrimental to the public good and would not be inconsistent with the general intent and purpose of the Zoning Regulations.

STATEMENT OF HOW THE APPLICANT MEETS THE BURDEN OF PROOF FOR A VARIANCE IN LOT OCCUPANCY

When Walker Memorial Baptist Church was constructed in 1981, it occupied 86% of lot 62. Construction at that time included a sanctuary, chapel, social hall, several classrooms, toilet facilities and limited office space. The needs of the church have grown, but the building has not been increased in size.

Options for correcting the need for classroom and office space are very limited:

- Increasing the height of the building is not feasible. Most of the site is occupied by the sanctuary, and the clear span structural system over the sanctuary does not permit construction of a floor above it.

- The purchase of additional property adjacent to the church is not an option. The church is surrounded by residences, and the church does not wish to further deplete the housing stock of the city. Property that is not occupied by houses is owned by the federal government.

- With the acquisition of lot 48 and the portion of the adjacent alley that was closed, Walker Memorial wishes to provide much needed classroom space and office space. Exhibits 1 and 2 show how this can be accomplished. A relatively small addition will provide an elevator, classrooms and office space. The lot occupancy that results from this addition actually reduces the percentage of lot occupancy from 86 percent to 85 percent, as shown below:

	Existing	Proposed
Area of Building	7,217 sq. ft.	8,065 sq. ft.
Area of Lot	8,393 " "	9,533 " "
Percentage of Lot Occupancy	86	85

Limitations on the size of the lot make it impossible for the Owner to provide the needed facilities and to bring lot occupancy into compliance with Zoning regulations.

When Walker Memorial Baptist Church was built, parking was not required of churches. Walker Memorial, however, has an agreement to park in the nearby Reeves Center. A copy of the letter confirming that arrangement is Exhibit 3 of this submission. It is also important to note that Walker Memorial is one half block from a subway station.

It is our professional opinion that approval of this application will not be detrimental to the public good, will not increase traffic, and noise, and will not be inconsistent with the general intent and purpose of the Zoning Regulations.

URBAN PARKING VENTURES L.L.C.

A Park USA / Danas Parking Company

October 16, 2002

Rev. Reginald M. Green
Walker Memorial Baptist Church
2020 Thirteenth Street, NW
Washington, DC

Dear Rev. Green:

This letter will confirm that Walker Memorial Baptist Church has the right to park in the Reeves Center Garage on Sunday.

Let me know if I can be of further assistance.

Sincerely,

Nigel Gragg

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Exhibit 3