#17008

AMMENDMENT TO PLANS

Our initial submission was reviewed by the DCRA office of Planning (OP) and the following recommendation was made:

1. Provide rear yard
2. Provide parking on the site

Following these recommendations, a re-design of the building was performed which resulted in reduction of the initial variance relieve being sort.

2007 JUL -7 AM 11:59

We herewith attached the new plans as amended for the following:

1.Variance 2101.1 (Parking Spaces)

The re-design of the building brought a reduction in the total occupancy capacity from 216 seats to 170 seats. With a require parking of 1 car for every 10 seats, we are required to have 17 parking for the church. We have provided 2 parking spaces in the property and seeking a relieve for 15 parking spaces.

2. Variance Section 403.2 (Lot Occupancy)

The re-design of the building brought a reduction in the total square foot from 3660SF to 2923SF. With a permitted lot coverage of 60% the new lot coverage is now 69.1% from 86.52.7% Therefore we are seeking for a relieve of 9.1% or 385SF.

3. Variance Section 404.1 (Rear Yard Setback)

The re-design has widened the rear setback from 3ft to 10ft and 20ft in the parking area.

4. Variance Section 406.1 (Open Court Width)

The re-design has also given us more open court width considering the court around the 2 new parking spaces provided.

BZA
Case No. 17008
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17008
EXHIBIT NO. 27

Revised Burden of Proof for
1.Variance 2101.1 (Parking Spaces)

1. Variance from Section 2101.1 the schedule of requirements for parking spaces for a church in the R-3 Residential Zone. (Section 3103.2)

REQUIRED: 17

PROVIDED: 2

VARIANCE: 15

1. Physical Characteristics –

a. Due to the Lot configuration and limitations of the irregular shape, the required provision of over 2,907 SF (9x19x17) for parking with additional driveway makes parking on the site impossible. The parking alone is more than the allowable lot occupancy requirement in this zone. Following the advise of OP, we were able to modify the building to accommodate for 2 parking spaces including 1 handicap parking.

b. Development an underground parking in this area will prove to be too costly for the project intent and thereby create economic hardship for the owner.

2. Church activities are held on Sundays and weekday evenings and noise are very minimal during this periods and granting this application will not be substantial detrimental to the public in terms of traffic, noise, and lighting.

3. Street parking around the church, the adjacent school and around the park in front of the church will create additional parking during church hours. Granting this application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map as parking will be use as intended for this area. Also, special exception is being sort for additional parking spaces at the Truesdell Elementary School, adjacent to the property.

Revised Burden of Proof for
2. Variance Section 403.2 (Lot Occupancy)

2. Variance from Section 403.2 the maximum allowed lot occupancy requirement for a church in the R-3 Residential Zone. (Section 3103.2)

REQUIRED: 2,538 SF
PROVIDED: 2,923 SF
VARIANCE: 385 SF (9.1%)

1. Physical Characteristics –

a. The development options of the property are limited by the fact that it is bounded by three streets causing the irregular shape. The diagonal nature of Illinois Avenue and the fact that this property is a corner lot are also developmental hardship for the property.

b. In order to meet its growing needs, alternate development options will cause a financial hardship to the owner of the property and will still be in violation of the zoning requirement.

2. The existing building serves the public good and the new building will be an improvement to the existing use. Importantly public issues such as traffic, light and noise are addressed in the new design. Granting this application will enhance appearance, value and will not cause any detriment to the public good.

3. The general intent of the Zoning Regulations and Map of the site will not be affected by granting this application since the existing use of the site will not change and the new building will be consistent with the appearance of neighboring uses.

Revised Burden of Proof for
3. Variance Section 404.1 (Rear Yard Setback)

3. Variance from Section 404.1 the minimum rear yard setback requirement for a structure in the R-3 Residential Zone. (Section 3103.2)

REQUIRED: 20'

PROVIDED: 0'

VARIANCE: 20' (0%)

1. Physical Characteristics –

   a. The new design was developed with consideration to zoning regulations to maximum space development for intent use. Lot limitation on Ingraham Street side does not allow expansion toward the front thus the reason for the rear yard expansion. We also believed that the height of the building over what is designed might not meet height restrictions as well as neighborhood housing façade and characteristics.

   b. The economic cost of developing the building upward (more the three story building) will create economical hardship for the owner due to membership at present time.

2. Granting this application will not be substantial detrimental to the public in terms of traffic, noise, lighting because the design of the new church has less window area at the rear wall. Lighting at the rear was limited and will not affect the next-door neighbor. Furthermore, the use of color and acoustical material on exterior walls will also contribute to any noise reduction if any.

3. Granting this application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map because the existing use of the site will not change and the new building will conform to the general facade appearance of neighborhood.

Revised Burden of Proof for
4. Variance Section 406.1 (Open Court Width)

4. Variance from Section 406.1 the minimum width of open court requirement for a church in the R-3 Residential Zone. (Section 3103.2)

REQUIRED: 4"/10' of Height
PROVIDED: 7.5'
VARIANCE: -2.5'(0%)

1. Physical Characteristics –
Lot configuration is the main constraint that limits the design on the rear, sides and the front of the new structure. Effort was made to create open court on all sides so that we can be consistent with neighborhood but the requirement to accommodate the assemble make this difficult. We believe the lot location with a big park adjacent to the building will be an asset if we are limited for open court around the building.

2. Granting this application will not be substantial detrimental to the public in terms of traffic, noise, lighting as church activities are limited to Sundays and weekday evenings and will be held in the open space provided in the basement of the new building.

3. The general intent of the Zoning Regulations and Map of the site will not be affected by granting this application since the existing use of the site will not change and the new building will be consistent with the appearance of neighboring uses. Also, provision for access, exit and ramps were accommodated to meet all code and zone requirements.

Jide Oyawale, CSI, CCCA
Agent for Owner

PROPOSED SANCTUARY

FOR

GIDEON BAPTIST CHURCH

901 INGRAHAM STREET NW, WASHINGTON, DC

ARCHITECT

DESIGN STUDIO INTERNATIONAL, INC.
STEVEN ALADEKOBA, AIA, CSI, ASCE
401 Southwest Drive
Silver Spring, Maryland 20901
301-592-0403

OWNER

GIDEON BAPTIST CHURCH
(PASTOR LYFORD W. BANKS)
901 Ingraham Street NW
Washington, DC 20011
202-723-1244

General Notes

No.	Revision/Issue	Date

Project Name and Address

PROPOSED SANCTUARY
FOR
GIDEON BAPTIST CHURCH

Title

COVER SHEET

Project	Dwg. No.
AA-RF-34-2002	C-1
Date: MAY 2003	
Scale: NONE	Sheet: 1 OF 7

GENERAL NOTES

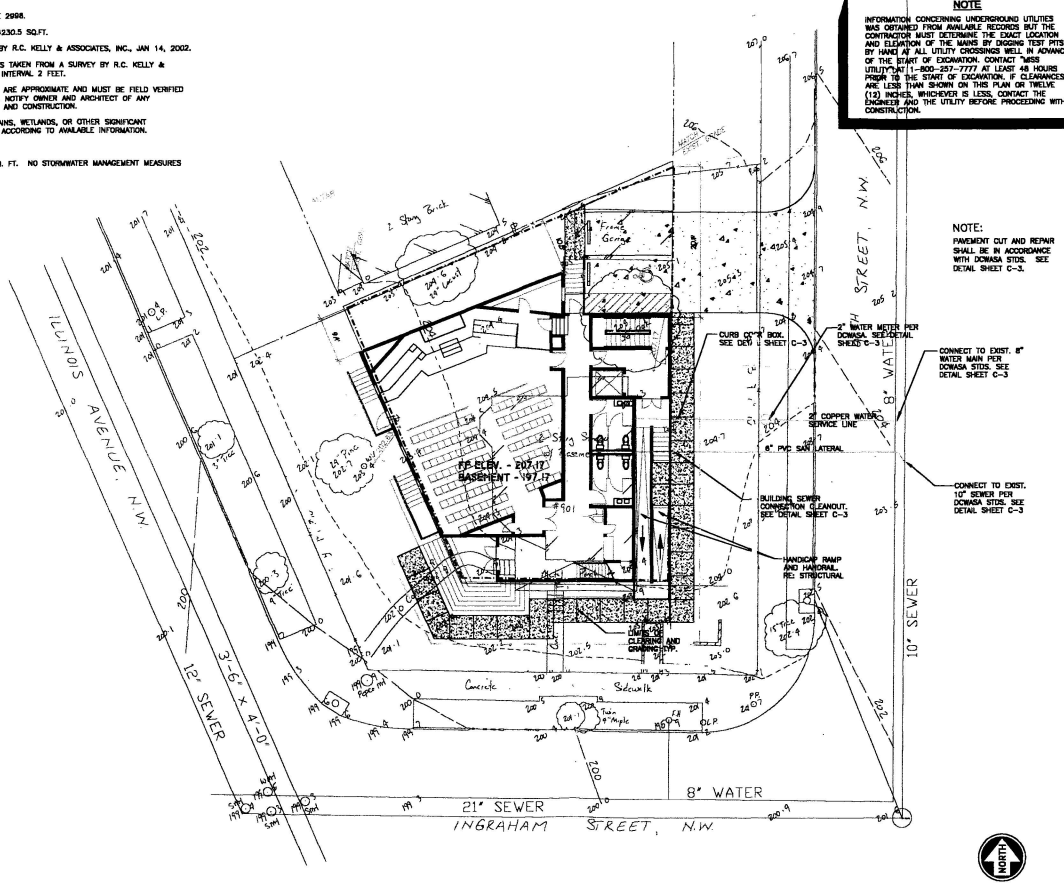
1. SUBJECT PROPERTY: LOT 7, SQUARE 2998.
2. TOTAL AREA OF TRACT: 0.097 Ac.; 4230.5 SQ.FT.
3. BOUNDARY TAKEN FROM A SURVEY BY R.C. KELLY & ASSOCIATES, INC., JAN 14, 2002.
4. TOPOGRAPHY AND EXISTING FEATURES TAKEN FROM A SURVEY BY R.C. KELLY & ASSOCIATES, MAY, 2002. CONTOUR INTERVAL 2 FEET.
5. EXISTING ELEVATIONS & DIMENSIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION STAKEOUT. NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO STAKEOUT AND CONSTRUCTION.
6. THERE ARE NO 100-YEAR FLOODPLAINS, WETLANDS, OR OTHER SIGNIFICANT NATURAL RESOURCES ON THIS SITE ACCORDING TO AVAILABLE INFORMATION.
7. WATERSHED: ANACOSTIA RIVER.
8. ENTIRE SITE IS LESS THAN 5000 SQ. FT. NO STORMWATER MANAGEMENT MEASURES ARE REQUIRED.

AREA CALCULATION

SITE	= 4,186 SF
BUILDING FOOTPRINT	= 2,923 SF
FLOOR AREA COVERAGE	= 69.8 %

NOTE

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.



NOTE:
PAVEMENT CUT AND REPAIR SHALL BE IN ACCORDANCE WITH DOWASA STDS. SEE DETAIL SHEET C-3.

General Notes

No.	Revision/Issue	Date

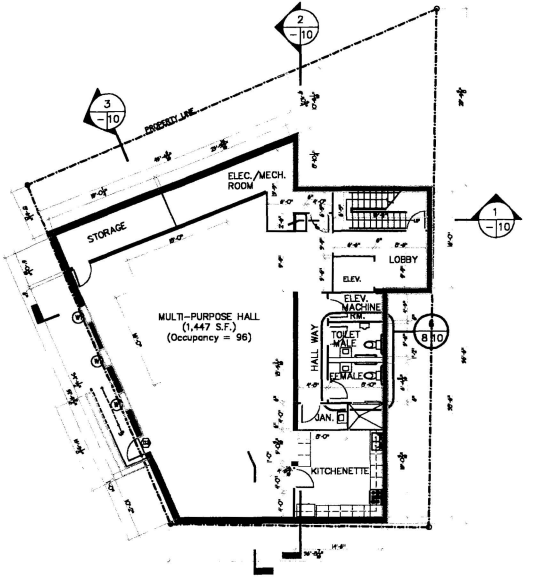
Project Name and Address

PROPOSED SANCTUARY FOR GIDEON BAPTIST CHURCH

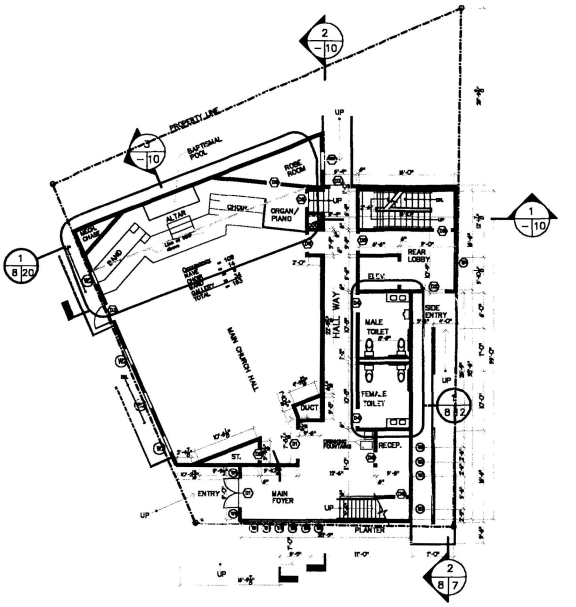
Title

SITE DEVELOPMENT AND UTILITY PLAN

Project	Dwg. No.
AA-RF-34-2002	C - 2
Date: MAY 2003	
Scale: AS SHOWN	Sheet: 2 OF 7



1 **BASEMENT PLAN**
SCALE: 1/8"=1'-0"



2 **FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0"

CONSTRUCTION NOTES

1. ALL NEW INTERIOR PARTITION WALLS SHALL BE METAL CHANNELS WITH 1/2-INCH GYP. BD. ON BOTH SIDES.
2. EXCEPT FOR FOUNDATION WALLS, ALL NEW EXTERIOR WALLS SHALL BE METAL CHANNELS WITH 1/2-INCH GYP. BD. ON THE INTERIOR FACE, E.I.F.S. SYSTEM ON THE EXTERIOR FACE, AND R-19 BATT INSULATION WITHIN THE WALL CAVITIES.
3. ALL NEW FOUNDATION WALLS SHALL BE 12" REINF. CMU W/ CAVITIES FILLED W/ GROUT.
4. ALL NEW WINDOWS SHALL BE VINYL, TRIPLE PANE, ENERGY EFFICIENT, DOUBLE-HUNG WINDOWS.
5. NEW CONCRETE RAMP AND STEPS SHALL BE MINIMUM 4-INCH THICK, WITH NON-SKID FINISH.
6. ALL MEANS OF EGRESS DOORS SELECTED FOR THIS PROPERTY SHALL BE THOSE WHICH REQUIRE NO KEY OR SPECIAL KNOWLEDGE IN ORDER TO EGRESS.
7. CONTRACTOR SHALL INSTALL ALL GUARDRAILS AROUND RAISED ALTAR/CHOIR/BAND AREAS IN ACCORDANCE WITH SECTION 1021.0 OF 1996 BOCA.
8. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND FRAMING DETAILS.
9. REFER TO MECHANICAL/PLUMBING DRAWINGS FOR ADDITIONAL NOTES.
10. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.

General Notes

No.	Revision/Issue	Date

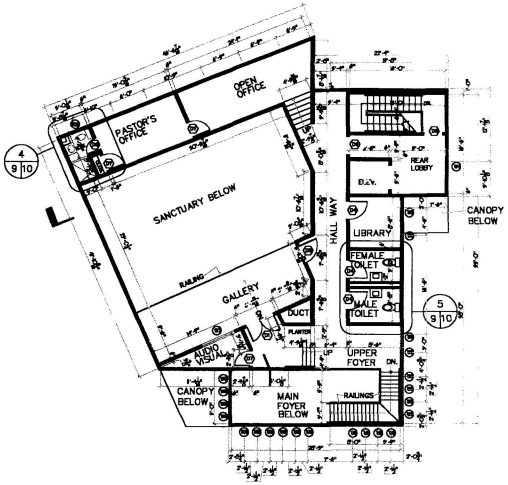
Project Name and Address

PROPOSED SANCTUARY FOR GIDEON BAPTIST CHURCH

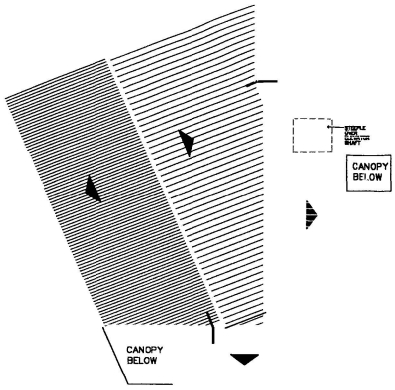
Title

PROPOSED BASEMENT AND FIRST FLOOR PLANS AND NOTES

Project	Dwg. No.
AA-RF-34-2002	A-1
Date: MAY 2003	Sheet: 3 OF 7
Scale: 1/8"=1'-0"	



1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



2 ROOF PLAN
SCALE: 1/8"=1'-0"

CONSTRUCTION NOTES

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2. EXCEPT FOR FOUNDATION WALLS, ALL NEW EXTERIOR WALLS SHALL BE METAL CHANNELS WITH 1/2-INCH GYP. BD. ON THE INTERIOR FACE, E.I.F.S. SYSTEM ON THE EXTERIOR FACE, AND R-19 BATT INSULATION WITHIN THE WALL CAVITIES.
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No.	Revision/Issue	Date

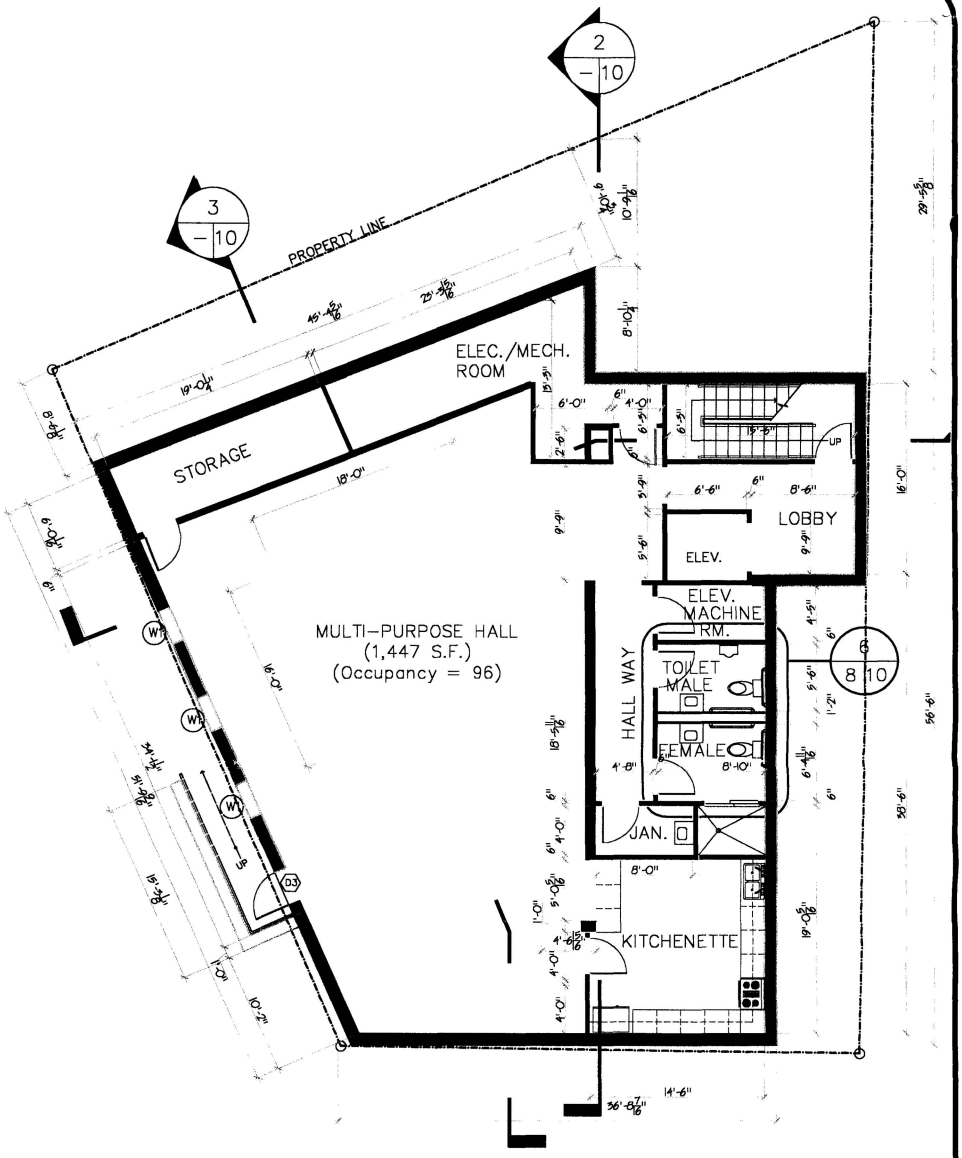
Project Name and Address

PROPOSED SANCTUARY FOR GIDEON BAPTIST CHURCH

Title

PROPOSED SECOND FLOOR AND ROOF PLANS AND NOTES

Project	Dwg. No.
AA-RF-34-2002	A-2
Date: MAY 2003	
Scale: 1/8"=1'-0"	Sheet: 4 OF 7



2 BASEMENT PLAN

SCALE: 1/8"=1'-0"

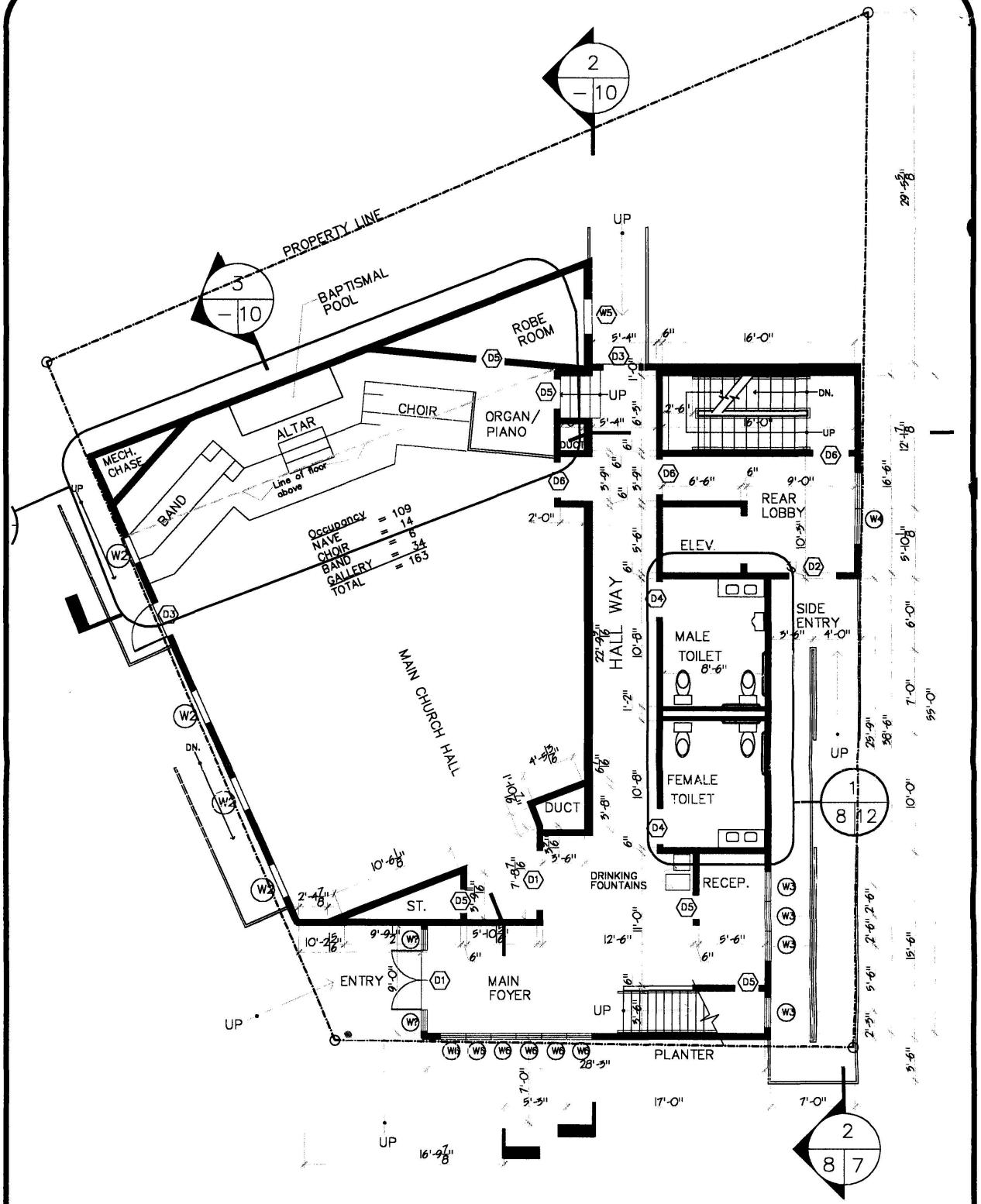
Project	AA-FF-34-2002
Date	MAY 2003
Scale	1/8"=1'-0"
Drg. No.	A-3
Sheet	5 OF 7

Title: PROPOSED BASEMENT PLAN

Project Name and Address: PROPOSED SANCTUARY FOR GIDEON BAPTIST CHURCH

No.	Revisions/Notes	Date

General Notes



2 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

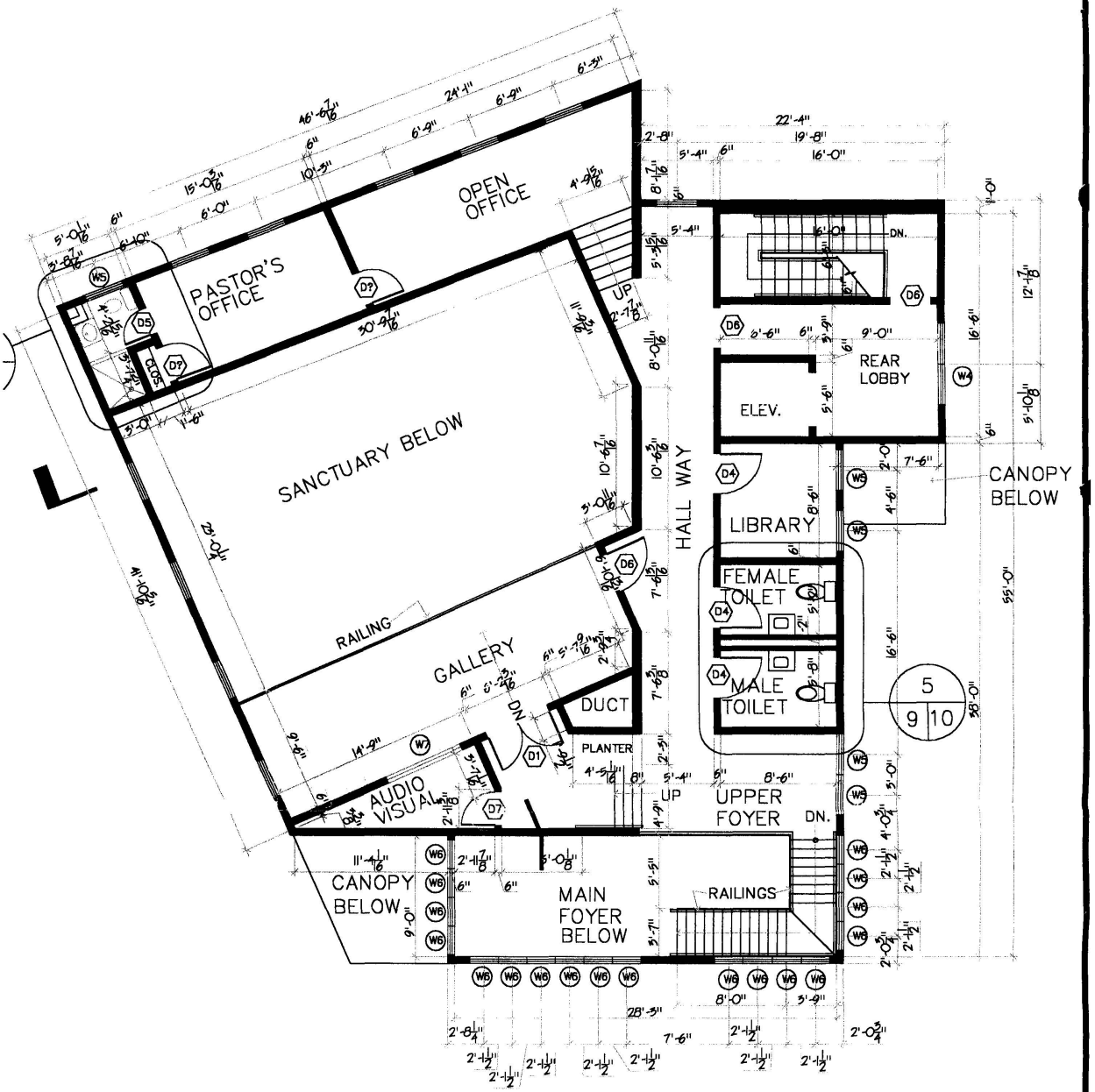
Project	AA-RF-34-2002
Date	MAY 2003
Scale	1/8"=1'-0"
Sheet	6 OF 7
Dwg. No.	A-4

PROPOSED FIRST FLOOR PLAN

PROPOSED SANCTUARY FOR GIDEON BAPTIST CHURCH

No.	Revisions/Notes	Date

General Notes



1 SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

Project	AA-RF-34-2002
Date	MAY 2003
Scale	1/8"=1'-0"
Dwg. No.	A-5
Sheet	7 OF 7

Title: PROPOSED SECOND FLOOR PLAN

Project Name and Address: PROPOSED SANCTUARY FOR GIDEON BAPTIST CHURCH

No.	Revision/Issue	Date

General Notes