A detailed statement of Use

Existing Conditions

Gideon Baptist Church presently resides in an approved converted residential house at 901 Ingraham street NW Washington DC. The first floor of the church currently seats a total of 20 members including 8 choirs. There is no toilet for men and women on this floor. The present basement with an outside stairway leading down to it is being used for storage area and mechanical room. There is a stairway that leads to the second floor around from the back of the main sanctuary. This second floor has a partial room that is use as pastor's office; there is a kitchenette area, a storage room, general multi-purpose room and toilet for men and women room that serve the building. The existing wooding sub-floor in one area of the multi-purpose room seems sloping due to settlement. The building does not have an HVAC system but a window air-conditioning units with heating unit coming from the basement.

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Proposed Requirements

The church is proposing an increase of the seat capacity to 200 including 12 choir seats because of the current membership growth. There will be a baptismal pool, choir robbing rooms, coat rack area, water-fountain in the sanctuary floor. The second floor can be modified to accommodate the new pastor's office/study, Sunday school classrooms, multi-purpose room, a conference room, audio/visual recording booth, along with other services to meet the current code requirements.

The new building will have a handicapped ramp access possibly leading to the front entrance with plenty of allowance for picnic area around the building. A possibility of HC elevator was also discussed to take elderly people to the second floor level if feasible. Church members will continue to use off street parking during service.

Jide Oyawale, CSI, CCCA
Agent for Owner

BZA
Case No. 17008
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17008
EXHIBIT NO. 3

February 23, 2003

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ZONING VARIANCE APPLICATION

Proposed Sanctuary
Gideon Baptist Church
901 Ingraham Street
Washington, D.C. 20011

ITEM 4C:

A detailed statement of existing and intended use of such building or part of building.

The existing building is located at 901 Ingraham Street N.W., Washington, D.C. 20011. The building consists of an approximately 2,400 S.F. two-story church building with a storage/utility basement. The building currently serves as the Gideon Baptist Church building with multipurpose and office spaces. The proposed use will be exactly the same as the current use but will have a larger floor area.

ITEM 4D:

A detailed statement explaining how the application meets the specific tests identified in the Zoning Regulations for variance (area and/or use) special exception or other specific relief being sought.

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 development hardships 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 Ordinance.

2. The existing building serves the public good and the new building will be an improvement to the existing use. Important public issues such as traffic, light and noise are addressed in the new design. Granting the 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.