BZA Case 17052
Model Cities Senior Wellness Center Addition
1901 Evarts Street, NE

I. Background

Introductions

- Veronica Pace, District of Columbia Office on Aging
- Virgil Green, District of Columbia Office of Property Management, Capital Construction Services Administration
- Raymond Novitske, Architect

Requesting approval of special exception under Section 205, 3104 for a child/elderly development center

II. Property

Northeast corner of Lot 50, square 4124

- zoned R-1-B in zoning map, Institutional on Comprehensive Plan
- bordered by Evarts Street, Queens Chapel Road
- 5 other elderly care facilities are located on the site - long term elderly group homes
- drive, drop off, parking for the wellness center are all currently located onsite
- surrounding the site
  - Langdon Elementary School to the north
  - single family residences to the east
  - long term elderly care facilities onsite to the west

III. Proposed Addition

Existing building is

- one story in height
- 7076 square feet area, with addition of 2745 sq ft
- built in 1991
- contains classrooms, meeting rooms, fitness room, offices

Addition

- new addition will contain fitness room, lobby, offices, storage
- at heaviest, use is about 55 visitors per day

IV. Special Exception Requirements, section 205

205.1 Elderly development center is permitted by granting a special exception in R-1 district

205.2 Center will continue to meet construction code and zoning regulations of the District of Columbia

205.3 Existing vehicular site circulation will be maintained

- drive in, drop off at front, drive out in one way circulation
- drop-off in front of building is easily recognized and is onsite; will not impact existing sidewalks or streets
- green space separates drop-off from street and sidewalks

205.4 Center meets the parking requirements for the zoning regulations

- center has 8 employees.
- 10 onsite parking spaces with 2 of them accessible spaces
- will be adding 7 more spaces for a total of 17 - one new space is accessible van space
- 55 seniors per day at busiest. About 15 walk, 3 take public transportation, remainder use private transportation and vans.
- zoning regulations require 1 space for every 4 employees, or 2 spaces at this site

205.5

- There will be no outdoor play area at the center
- No noise impact on the nearby properties
  - activities are indoors
  - activities take place between 9:00 am and 4:00 pm, Monday-Friday
  - arrival and departures are staggered throughout the day - do not occur all at one time

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Case No. 17052
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 30

205.6 • Evergreen planting will screen the new parking area from the residences
• Center is less than 3000 square feet - not large enough to require screening
• Existing trees and slope screen the building on the south and trees screen the building from onsite elderly care facilities from the west

205.7 There are no offsite play areas

205.8 There are no nearby child/elderly development centers within 1000 feet
• activities at the adjacent elderly care facilities are separate from the center
• center and adjacent elderly care facilities are separated from each other by trees and green space

V. Special Exception Summary

The proposed project meets the requirements for a special exception in R-1-B defined in section 205.
- Zoning regulations allow elderly development centers in a residential zone
- Property is currently used for an elderly development center, and serves the surrounding community without disruption to the nearby neighborhood
- As indicated, the center will meet all requirements for the special exception

The proposed project does not adversely affect the use of the neighboring property and is in general harmony with intent of the R-1-B zoning regulations and maps
- No noise activities are proposed and activities take place indoors during the day
- All vehicular traffic associated with dropoffs and deliveries at the center takes place onsite
- Onsite parking is expanded, and meets the zoning regulations for number of spaces and screening
- Trees and sloping site screen the center from the adjacent properties at the south, and a setback and green space separate it from properties at the north, east, and west
- Meets all other zoning regulations

We believe we have met the test for a special exception under Sections 205 and 3102 and request that a special exception be granted.