STATEMENT OF EXISTING AND INTENDED USES

Jubilee Housing, Inc. (the "Property Owner") owns three apartment buildings located in Square 2576 in the District of Columbia. These buildings include: the Mozart, located at 1630 Fuller Street, N.W. (Lot 62); Fuller Court, located at 1650 Fuller Street, N.W., (Lot 809); and the Ritz, located at 1631 Euclid Street N.W., (Lot 63), N.W. (the "Properties" or the "Buildings"). Each of the Buildings is devoted to providing low-income housing to members of the Adams Morgan community. In addition to housing, the Buildings provide space for after-school programs operated by Good Shepherd Ministries, Inc. ("Good Shepherd"), a non-profit corporation. Such use is properly deemed to be a "private club" under the Zoning Regulations. The Properties are located in the R-5-B District, in which private club use is permitted.

The Zoning Regulations define a private club as a:

> facilit[y] ... operated by an organization or association for some common avocational purpose such as, but not limited to, a fraternal, social, educational, or recreational purpose; provided, that the organization or association shall be a non-profit corporation and registered with the U.S. Internal Revenue Service; goods, services, food, and beverages shall be sold on the premises only to members and their guests; and office space and activities shall be limited to that necessary and customarily incidental to maintaining the membership and financial records of the organization.

11 DCMR § 199.1.

Each of the three facilities that Good Shepherd operates qualifies as a private club under the above definition. They include: the Primary Plus Center, located in the Ritz; the After School Center, located in the Mozart; and the Teen Learning Center, located at Fuller Court (the "Clubs"). Each of the Clubs was organized and is operated for the common avocational purpose of providing educational and recreational opportunities to their members, who include children

BZA
Case No. 17076
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17076
EXHIBIT NO. 4

of various ages, their parents, and adult members of the community. The members generally are residents of the Adams Morgan neighborhood. Prior to being accepted as a member, an individual must submit an application, be approved by Good Shepherd, and agree to abide by Good Shepherd's rules and policies. Good Shepherd does not allow neighborhood kids merely to "drop-in." Furthermore, Good Shepherd is recognized as a non-profit corporation by the District of Columbia and the United States Internal Revenue Service. Copies of Good Shepherd's certificate of incorporation, certificate of exemption, and letters from the United States Internal Revenue Service regarding Good Shepherd's tax-exempt status are attached to the Statement of Burden of Proof for Variance Relief.

Good Shepherd currently employs 12 full-time permanent staff. Two work in the Ritz at the Primary Plus center, four work in Fuller Court at the Teen Learning Center, and six work in the Mozart – four in administration and two with the After School Program. Good Shepherd also employs one part-time employee at the Primary Plus center in the Ritz.

The Buildings currently do not provide any off-street parking spaces. The members of the Clubs live in the neighborhood, and, thus, walk to the Clubs. In addition, Good Shepherd rents five parking spaces behind the Festival Center on the corner of Mozart Place and Columbia Road, N.W. Those spaces are used to park the Good Shepherd van and provide spaces for four staff cars.

Good Shepherd desires to renovate and modernize the interior of its existing space. The proposed renovations do not require any zoning relief. However, Good Shepherd's continued use of space in the Buildings will require obtaining variance relief from the off-street parking requirements of the Zoning Regulations.