DETAILED STATEMENT OF EXISTING AND INTENDED USE

(Required Item 4.C. of Form 120)

Prior the Applicant's purchase of 1323 Girard Street, N.W. (the "Property"), the Property was owned by Sojourners, a non-profit Christian ministry, which, as a matter of right, used the Property as a church. Sojourners operated a neighborhood center at the Property, which generally included child care/after-school programs, parenting support groups, and summer programs and recreational activities.

Following its purchase of the Property from Sojourners, the Applicant filed a change of ownership with respect to the Property and was granted a Certificate of Occupancy on November 15, 2002.

The Applicant proposes to operate the Property as a community center. Such community center would serve the needs of Asian American youth and families in the Columbia Heights and Mount Pleasant neighborhoods through the following three core programs: (i) an after-school academic enrichment/tutoring program for students aged six to nineteen; (ii) a family-strengthening program; and (iii) a mentoring program. The general types of activities that would be conducted at the Property in connection with such programs would be one-on-one or group tutoring, lectures, classes, demonstrations, and recreational activities. In connection with the operation of such programs, part of the Property will also be used to house offices for the Applicant's permanent staff members.

In the past, the Applicant has operated these types of programs out of leased space at 3045 15th Street, N.W. During such time, such programs have experienced remarkable success in promoting the welfare of the District's Asian American community, in particular in the Mount Pleasant and Columbia Heights neighborhoods, including, significant decreases in school dropout rates, significant increases in the number of youth admitted to colleges and a marked decrease in the number of youth hanging around in street gangs. The Applicant purchased the Property in order to continue to expand its contribution to the Mount Pleasant and Columbia Heights neighborhoods through the operation of these programs.

The hours of operation of the community center are expected to be 10:00 a.m. to 7:00 p.m., Monday through Friday. The Applicant also intends to occasionally host board of directors, staff or other meetings and special events in the evening or on the weekends at the Property. Such special events would include things such as parent nights, volunteer receptions, art or other exhibits or performances, holiday parties, and other similar events.

Overall, the Applicant does not expect its intended use of the Property as a community center to disrupt or negatively impact the neighborhood and is committed to being a good neighbor.

BZA
Case No. 17080
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17080
EXHIBIT NO. 4