GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: February 3, 2004

SUBJECT: BZA Application 17114

APPLICATION
Ingleside at Rock Creek is requesting a special exception to expand an established elderly residence care center by 13 independent living units and decrease the required parking by 7 spaces on property located at 3050 Military Road N.W. (Square 2287 Lot 809) pursuant to Sections 205 and 3104 under Title 11 of the District of Columbia Municipal Regulations (DCMR), Zoning.

SUMMARY RECOMMENDATION
The Office of Planning **recommends approval** of the special exception to allow an increase in the number of units allowed by thirteen and decrease in the number of parking spaces by seven within the existing use. No increase in the overall footprint or bulk of the existing building is proposed.

SITE AND AREA DESCRIPTION
This subject property is on the south side of Military Road with the main entrance to the facility on Broad Branch Road to the south. The site is approximately 12.5 acres in size. The property is zoned R-1-A. The surrounding area is zoned R-1-A, R-1-B, and GOV. Two institutional uses and two embassies join Ingleside in this single family residential neighborhood bordered by Rock Creek Park.

BACKGROUND AND EXISTING CONDITIONS
The existing building was constructed in 1960 and has been in continuous use since that time. Additions were approved and built in 1976, 1983, and 1996. The building's last approved addition added 102 independent living units. Currently, the use comprises 251 units, 118 independent living units, 60 assisted living beds and 73 nursing beds.

BZA
Case No. 17114
Exhibit No. 25

Board of Zoning Adjustment
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Figure 1: Aerial View

ZONING/COMPREHENSIVE PLAN

The subject property is zoned R-1-A. Section 218 and 219 of the Zoning Regulations allow Community Residence Facilities and Health Care Facilities, respectively, in this zoning district with BZA approval of a special exception. Moreover, the Comprehensive Plan calls for institutional use on this property.

Due to the lack of exterior addition to the building, no zoning review of bulk and setback is required. Analysis of the special exception tests for the expansion of the community residence facility use is below.

ANALYSIS

Section 3104.1 grants the Board of Zoning Appeals (BZA) the authority "to grant special exceptions where in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps."

The referenced Special Exception is subject to provisions under Section 218 for a Child Development Center use in R-1.

Compliance with Section 218

The requirements under this section include:

218.2 There shall be no other property containing a community-based residential facility for seven (7) or more persons either in the same square as, or within a radius of 1000 *' from, any portion of the subject property.*

There is one other community residential facility within 1000' of the property .The Shoemaker Home houses seven residents in a nearby facility. §218.6 allows for more than one facility within 1000' provided that the cumulative impact of the facilities will not have an adverse impact on the neighborhood. OP believes that the cumulative impact of these separate facilities will not be significantly worsened by the proposed expansion of Ingleside.

218.3 There shall be adequate, appropriately located, and screened off-street parking to provide for the needs of occupants, employees, and visitors to the facility.

The existing facility provides 209 parking spaces as required by approval of the previous special exception. This expansion would eliminate seven of those spaces to bring the total number of parking spaces to 202. The applicant is preparing a parking survey to demonstrate that there is sufficient parking onsite to accommodate the proposed expansion.

218.4 The proposed facility shall meet all applicable code and licensing requirements.

The existing facility currently meets all code and licensing requirements. The applicant has stated that the proposed facility will meet the same requirements.

218.5 The facility shall not have an adverse impact on the neighborhood because of traffic, noise, operations, or the number of similar facilities in the area.

The proposed interior expansion is a small percentage increase in comparison to the overall facility and should have a minimal impact on the traffic, noise, or operations of the facility.

218.7 In the case of a community residence facility, the Board may approve a facility for more than fifteen persons, not including resident supervisors or staff and their families, only if the Board finds that the program goals and objectives of the District of Columbia cannot be achieved by a facility of a smaller size at the subject location, and if there is no other reasonable alternative to meet the needs of that area of the District.

OP acknowledges a great need for this type of housing in the District and the difficulty in finding space appropriate for this type of use. This application appears to be a workable compromise between the expansion of the use and the protection of the surrounding neighborhood from adverse affects. It appears to meet the goal and objectives of the District of Columbia without further physical expansion of the existing buildings.

Based on these findings, OP concludes that this application meets the requirements of §218 for special exception.

COMMUNITY COMMENTS

The applicant will meet with the ANC on February 9, 2004 regarding this project. Ideally, an ANC report will be available to the Board prior to the public hearing.

RECOMMENDATION

Based on the standards of Section 218, the Office of Planning is of the opinion that the proposed construction and unit increases will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map, and will not adversely affect the use of the neighboring properties. OP **recommends approval** of the special exception.

AA/tp