Attachment to Form 121 – Applicant's Burden of Proof for Special Exception Applications
Project: Renovation of 2026 Maryland avenue, NE
For: Carver Terrace Tenant Association and Civic Association and Telesis Corporation

Subsection 3104.1 indicates that the sections in which the conditions for the special exceptions is specified are 334 and 352 for the Community Service Center and section 354 for Convenience store.

SPECIAL EXCEPTION BEING REQUESTED:
The building square and lot is zoned R-5-B. The mixed use for the building is Business (B) and Mercantile (M). Our request for the mixed use special exception is based on the following zoning regulations noted in: Chapter 3: R-2, R-3, R-4, and R-5 Residence District Use Regulations.

Business Use:

A. Section334; Community Service Centers (R-4).
Paragraph 334.1: A community service center to accommodate organizations created for the purpose of improving the social or economic well-being of the residents of the neighborhood in which the center is proposed to be located which may include but not be limited to centers for job training, family counseling, consumer cooperatives, and such other facilities as are similar in nature and purpose, shall be permitted as a special exception in an R-4 District if approved by the Board of Zoning Adjustment.

B. Section 352; Special Exceptions: General (R-5).
Paragraph 352.1: Any use or structure permitted as a special exception in R-4 Districts .... shall be permitted as a special exception in an R-5 District if approved by Board of Zoning Adjustment.

Mercantile Use:

A. Section 354; Convenience Stores In Apartment Houses (R-5).
Paragraph 354.1: Sale of the following convenience commodities and services as accessory and appropriate adjuncts to an apartment house that are designed to serve the tenants' daily living needs shall be permitted as a special exception in an R-5 District if approved by Board of Zoning Adjustment.
a) Foods, drugs, and sundries; and
b) Personal services.

Our project meets the standards cited and the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map. This existing building renovation and proposed use will not adversely affect the use of the neighboring property with additional traffic or noise. The project will enhance the site with additional and improve lighting. The landscaping and plaza will create a safe and hospitable area for the residents of Carver Terrace.

BZA
Case No. 17117
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17117
EXHIBIT NO. 5

The requirements cited above for the Business and Mercantile Use have been met as noted in our Statement of Previous and Intended Use for 2026 Maryland Avenue:

The building at 2026 Maryland Avenue, NE, Washington, DC is part of a larger development of 33 apartment buildings known as Carver Terrace Apartments. The property is zoned R-5 and has been used as multifamily rental housing. Carver Terrace, L.P. (the "Partnership"), a limited partnership controlled by the residents association (CTTCA-Wire, Inc.) and Telesis Corporation, has acquired the property and has renovated the other 32 buildings with financial assistance from the District of Columbia Housing Finance Agency and Department of Housing and Community Development. The Partnership now has secured funds from these agencies and others to undertake the renovation of 2026 Maryland Ave at the request of the residents primarily for a community center.

Prior to the renovation of the 32 residential buildings, a neighborhood convenience store was located in one building at 2007 Maryland Ave for nearly 10 years. Again, at the request of the residents, the Partnership has agreed to permit the store to be relocated to 2026 Maryland Ave. The other planned use for the building is a permitted use, the management and leasing offices for Carver Terrace Apartments.

Originally developed between 1943 and 1945 Carver Terrace, like many urban communities, experienced a serious decline in the late 1970's and 1980's as a spike in drug related activities and gang violence plagued the area. Energized by the desire for a healthier community, the Carver Terrace Tennant and Civic Association and its partners led a community wide effort to revitalize the neighborhood. Through local involvement and creative partnerships with outside organizations, Carver Terrace has been able to reverse the trend that had led the community into quick decline.

With the apartment renovation complete, the final component necessary for a healthy and successful community is the establishment of the community center and convenience store in 2026 Maryland Ave. The center will offer permanent facilities for the resident association's many social programs. The space will be home to a diverse collective of programs including the implementation of a welfare to work grant, computer-learning center, after-school and summer camp programs, classrooms for community programs, police mini-station, hypothermia center and resident association offices.

The Partnership with the strong support of the residents, our neighbors and the local ANC is requesting approval of the community center and convenience store uses as special exceptions. Once these uses are approved and renovation of the building is complete, 2026 Maryland Ave. will be a vibrant, living symbol of the renewed spirit of community that has grown from the physical revitalization of the Carver Terrace neighborhood.