Board of Zoning Adjustment - Office of Zoning
District of Columbia Office of Consumer and Regulatory Affairs
Government of the District of Columbia
441 4th Street NW, Rm 210
Washington DC

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2004 JUN 15 PM 2:26

Ref: BZA Case No. 17150
Annex to First Baptist Church, S.W., Inc.
710 Randolph Street, N.W.
Lot 823 Square 3131

REVISED BURDEN OF PROOF

Introduction:

The structure housing the First Baptist Church is an existing non-conforming structure predating the 1952 and 1938 Zoning Regulations. The application for an addition to the First Baptist Church under consideration before you is a regeneration of an earlier application number 15164 approved in a unanimous bench decision by the Board of Zoning Adjustment including Charles Norris, Paula Jewell, William McIntosh, Tersh Boasberg and Carrie Thornhill on October 25 1989. This previous application is referenced in some detail in the current Office of Planning memorandum. Fred L. Greene, Director of the Office of Planning also recommended that the previous application be approved without reservation for the special exception and area variances noting that "the shape of the property in addition to the fact that the church building pre-dates the 1958 Zoning Regulations create a practical difficulty for the applicant". The previously approved project was identical in scope and size for an identical program.

1. Variance from Section 2001.3 (a,b,and c) to allow an addition to an existing non-conforming structure located in the R-4 Zone:

The Sunday school and after-school educational programs currently serving the community have been housed off-site in the immediate neighborhood and these functions need to be consolidated into one center. The existing structure primarily consists of large assembly spaces and accessory rooms providing for the main function of the Church nave area, proving ill suited for teaching to several classes simultaneously; and which cannot be adapted for the proposed uses. The site is irregular shaped and the side yard currently serving as a play area, is too narrow to be used as an annex to the existing structure.

No additional programs, staff or additional students are anticipated beyond those currently in place. Since no additional teachers or students are anticipated, no additional parking is required.

The R-4 Zoning regulations allows for the current use as a church as well as child development uses.

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Case No. 17150
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 17150
EXHIBIT NO. 33

2. Variance from Section 403.2 the maximum allowed lot occupancy requirement for a structure located in the R-4 Zone:

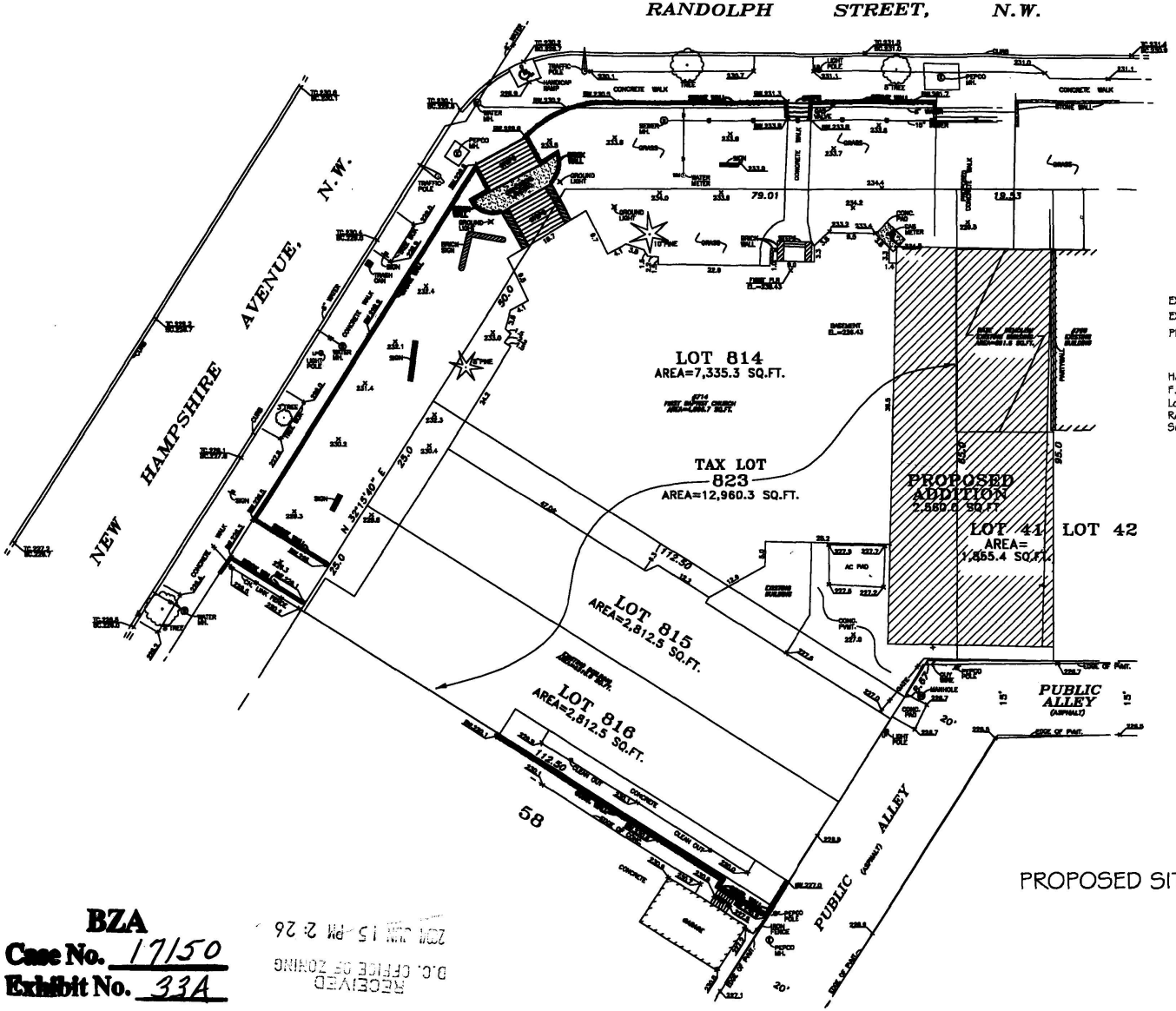
The existing structure currently occupies more than 70% of Lot 823 containing the existing structure. The proposed coverage is 79% of the re-subdivided lots 823 and 41. The adjacent lot 41 containing the existing semi-detached residence has been owned by the Church for many years, and provides the church the only avenue for providing appropriate consolidated facilities for the community based educational programs and Sunday school activities.

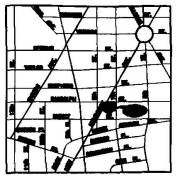
The proposed additional lot coverage is marginal in proportion to the existing conditions and the side yard involved in the annex is entirely fenced for security and is used solely for the existing child development center in the basement of the structure.

3. Variance from Section 400.1 the maximum allowed number of stories for a structure located in the R-4 Zone:

The prior approved application was for a four-story structure. Section 400.6 allows a church to be built to a height of 60 feet above grade. The height from grade along the front of the adjacent town homes and church building is 43', and 49' from the lower level floor elevation. The proposed structure has been set 11 feet back from the property line to mitigate the impact of the additional height and to align itself with the town homes to the east. The applicant's program requires the four floors owing to the restricted area for the addition.

The project design as proposed qualifies as a three story structure, with the lower floor level meeting the definition of a "basement" per the zoning regulations. The Office of Planning staff reviewer also felt that the project qualifies as a three-story structure. The applicant would retract this request for the third variance if the Office of Planning will formally recognize the three-story height for the record.





EXISTING LOT AREA (w/ Resubdivision)	14,815.70	SQ FT
EXISTING COVERAGE (Prior to Demo)	9,814.90	SQ FT (66.25%)
PROPOSED COVERAGE	11,723.30	SQ FT (79.12%)

	Required	Provided
Height	40' (49' w/ set back)	49'
F.A.R.	None prescribed	
Lot Occupancy	60%	78.32%
Rear Yard	20'	6'
Side Yard	None prescribed	

PROPOSED SITE DEVELOPMENT

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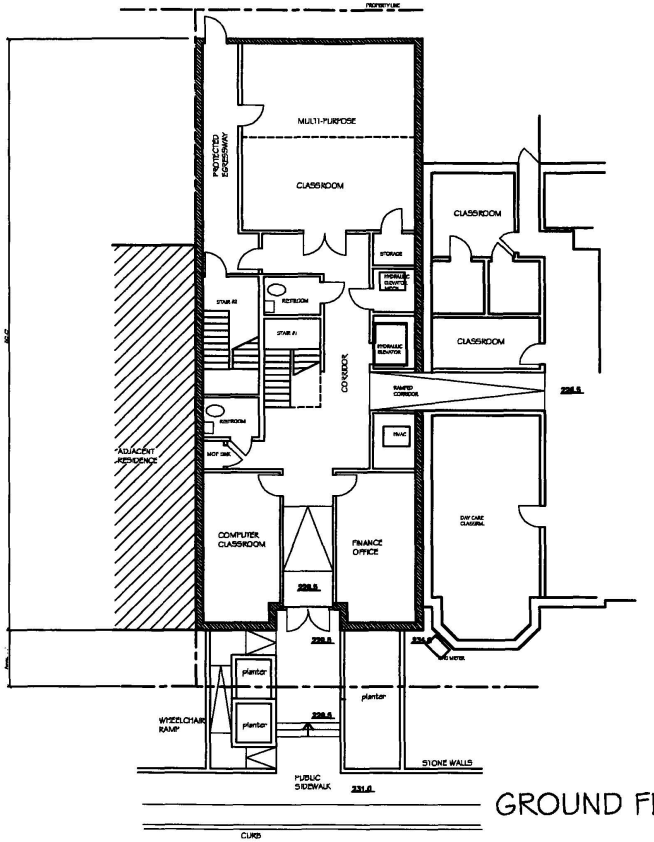
ACANTHUS Architects
2330 Macomb Street, N.W. Washington D.C. 20008 (202) 686-2555

ANNEX to the
FIRST BAPTIST CHURCH
710 RANDOLPH STREET N.W.
Washington D.C. 20011 Lot 41 ♦ 823 Square 3131

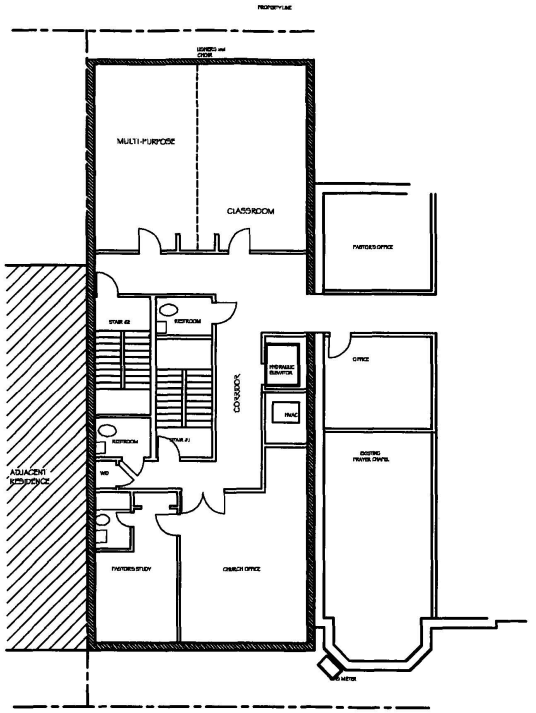
SCALE 1" = 10'

PRELIM. SET 05.05.03
REV. SET 06.14.04

A0



GROUND FLOOR



SECOND FLOOR

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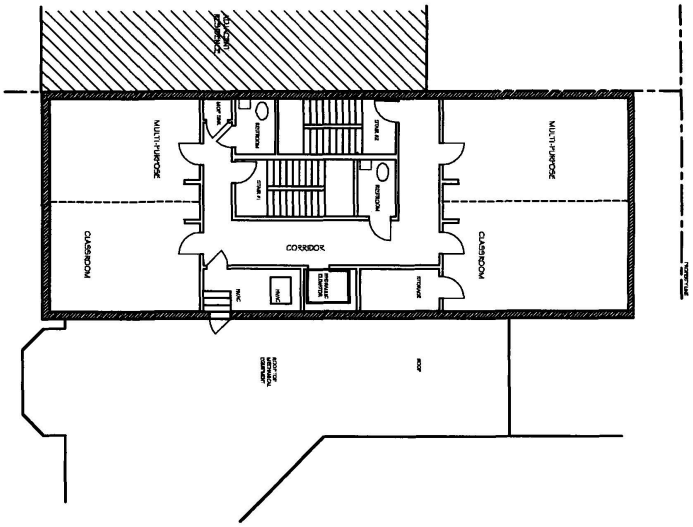
ANNEX to the
FIRST BAPTIST CHURCH
710 RANDOLPH STREET N.W.
Washington D.C. 20011 Lot 41 ♦ 823 Square 3131

SCALE 1/8"=1'-0"

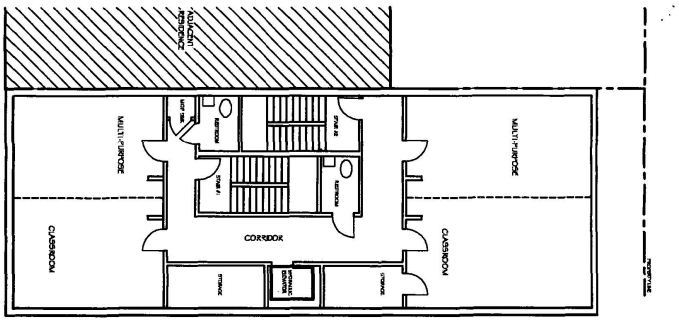
PRELIM. SET 05.05.03
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A1

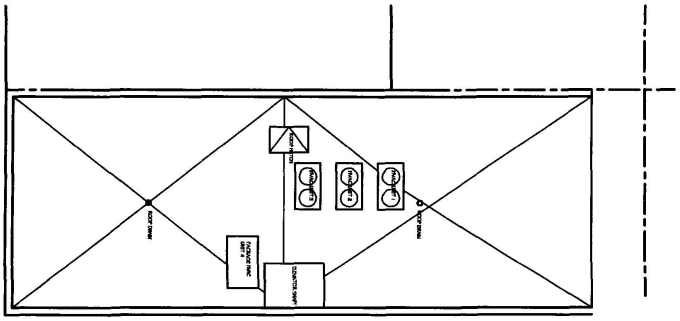
THIRD FLOOR



FOURTH FLOOR



ROOF PLAN



A2				ANNEX to the FIRST BAPTIST CHURCH 710 RANDOLPH STREET, N.W. Washington D.C. 20011 Lot 41 & 823 Square 3131	ACANTHUS Architects 2930 Macomb Street, N.W. Washington D.C. 20008 (202) 686-2555



RANDOLPH STREET (NORTH)
ELEVATION

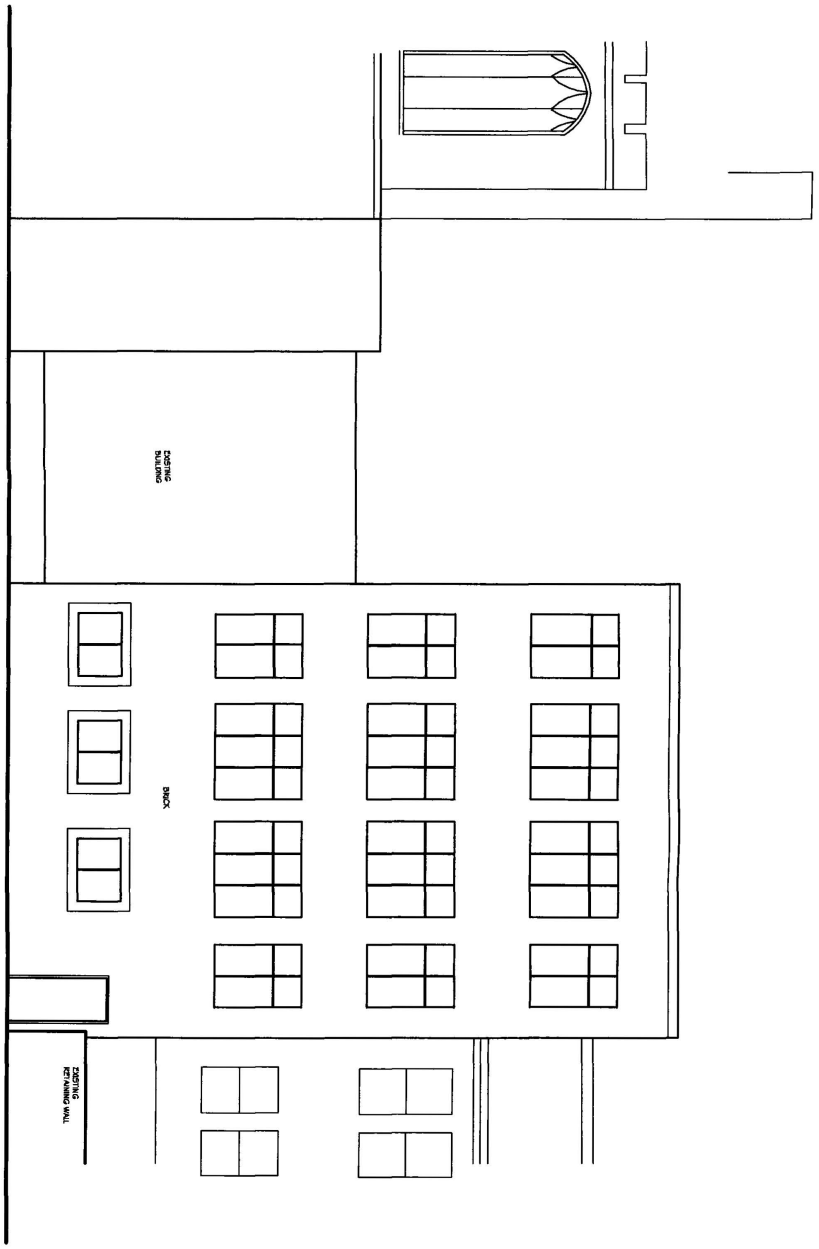
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ANNEX to the
FIRST BAPTIST CHURCH
710 RANDOLPH STREET, N.W.
Washington D.C. 20011 Lot 41 ¶ 823 Square 3131

SCALE: 1/4"=1'-0"

PRELIM. SET 05.03.03

A3



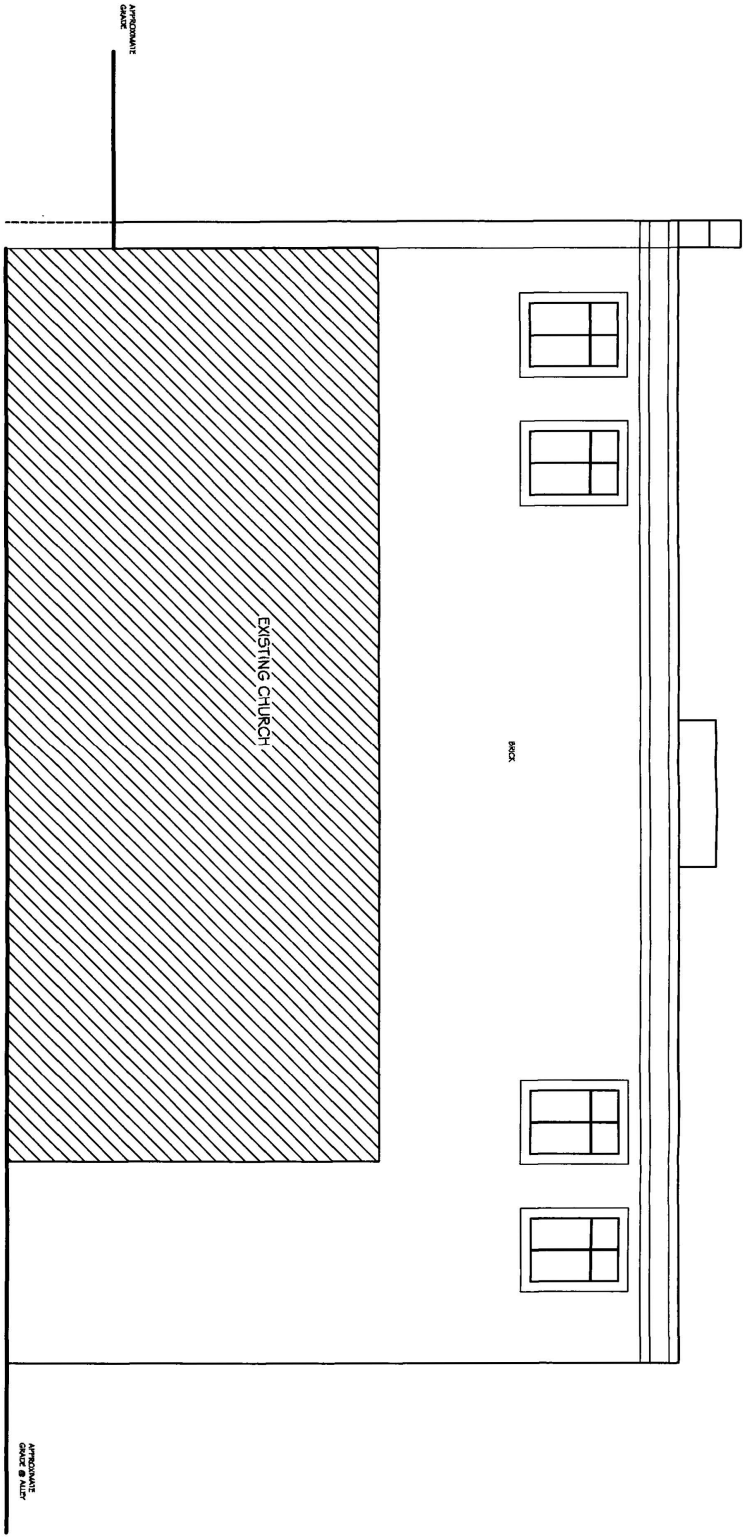
REAR (SOUTH) ELEVATION

A4

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RIGHT (WEST) ELEVATION

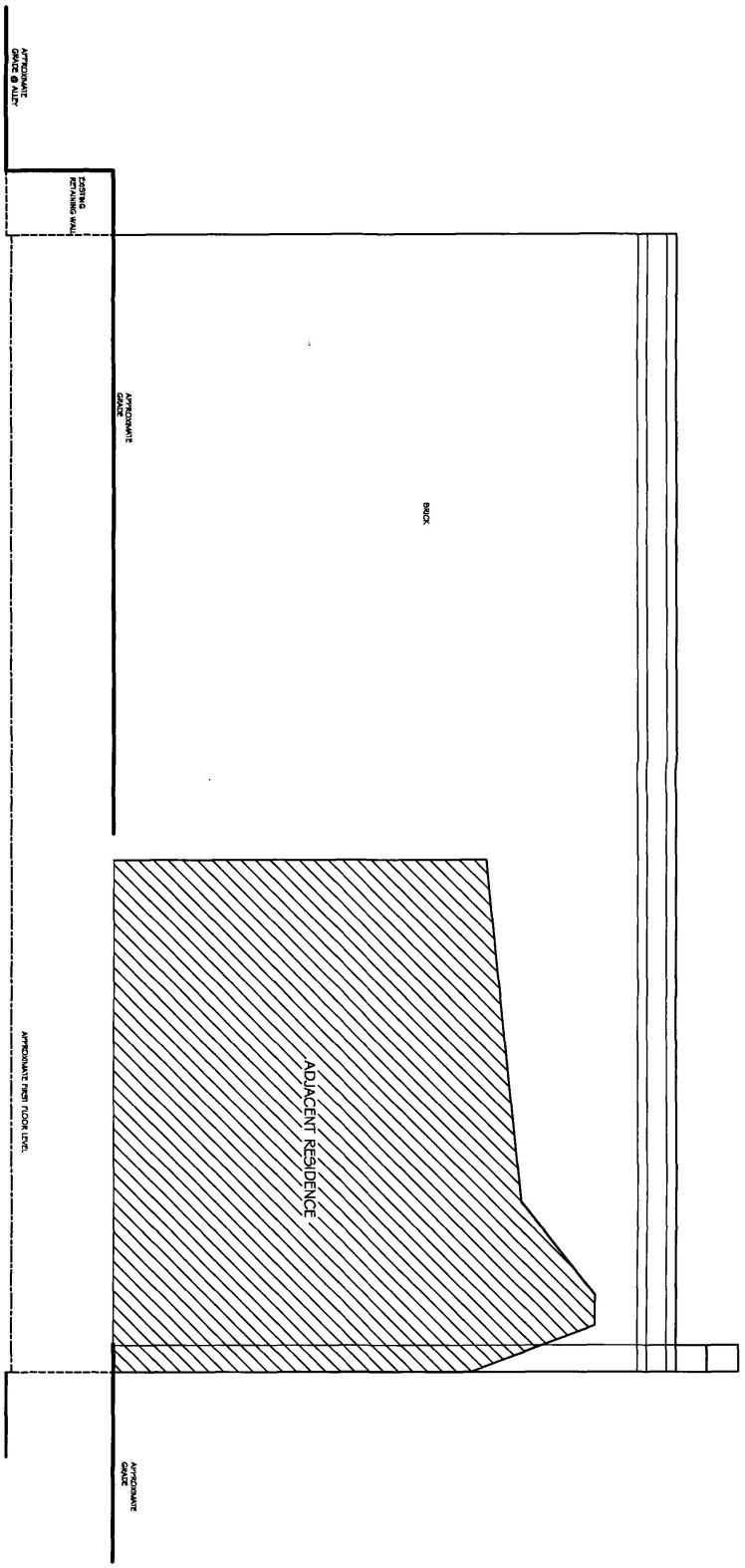


A5

SCALE 1/4"=1'-0"

ANNEX to the
FIRST BAPTIST CHURCH
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Washington D.C. 20011 Lot 41 & 823 Square 3131

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LEFT (EAST) ELEVATION

A6

SCALE 1/4"=1'-0"

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