ACANTHUS
ARCHITECTS

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

Ref: Annex to First Baptist Church, S.W., Inc.
710 Randolph Street, N.W.
Lot 823 Square 3131

BURDEN OF PROOF

History of the property:
The structure housing the First Baptist Church is an existing non-conforming structure predating the 1952 and 1938 Zoning Regulations. The Board of Zoning Adjustment approved a project identical in scope and size ten years ago for an identical program. Unfortunately, at the time the congregation chose not to proceed with the construction. However, the congregation now wishes to proceed with the project and is once again filing an application, and we hope that the Board will re-approve the following variances:

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, which cannot be readily 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. Maintaining the additional offsite facilities has become cumbersome for the congregation.

The proposed uses for the new annex are currently housed within one block of the church. No additional programs, staff or additional students are anticipated.

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

BZA
Case No. 17150
Exhibit No. 7

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17150
EXHIBIT NO. 7

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 fro security, and is used solely for the existing child development center in the basement of the structure.

The adjacent property owners have voiced no objection to the applicant regarding the proposed lot coverage.

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 only 43', and 49' from the lower level floor elevation. The proposed structure has been set 9 feet back from the property line to mitigate the impact of the additional height.

The space requirements of the Sunday school and after-school programs call for six multi-purpose classrooms. Two of these classrooms are housed on the proposed fourth floor. Much of the cost of constructing a three-story structure relative to a four-story structure such as this is found in the site work, utility, foundation, and contractor's overhead. After the great expense of constructing the base building, inclusion of the fourth story will actually bring down the relative cost per square foot of building for the Church, and provide them with adequate facilities for their programs.