GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

DATE: November 5, 2004

TO: District of Columbia Board of Zoning Adjustment

THROUGH: Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Board of Zoning Adjustment Application #17215
Victory Youth Centers
4275 4th Street, S.E.
Square 6242 Lot 834

SUMMARY

The Roman Catholic Archbishop of Washington, the owner of the subject property seeks approval to allow Victory Youth Centers, Inc., a non-profit organization, to construct a new gymnasium and youth recreation center for Community Service Center use on the campus of St. Thomas More Church and School in the R-5-A District at premises 4275 4th Street, SE (Square 6242, Lot 834). The initial application, which is self-certified, requests special exceptions, pursuant to 11 DCMR § 3104.1, for construction of a new gymnasium/recreation center on an existing church and private school campus pursuant to the use requirements of §§206 (private school) and 334 (community service center). However, after discussions with the Office of Planning the applicant has also included a request for relief from §3203.3 pursuant to the provisions of §2516 for a special exception to building lot control to allow 2 principal structures on a single lot in a residential district as the new structure would be a second principal structure on the lot. The proposed gymnasium/recreation center will serve the surrounding community as well as the existing church and school. As no operational or physical changes are being made to the school the applicant has no need to obtain special exception relief for continued operation of the school under §206.

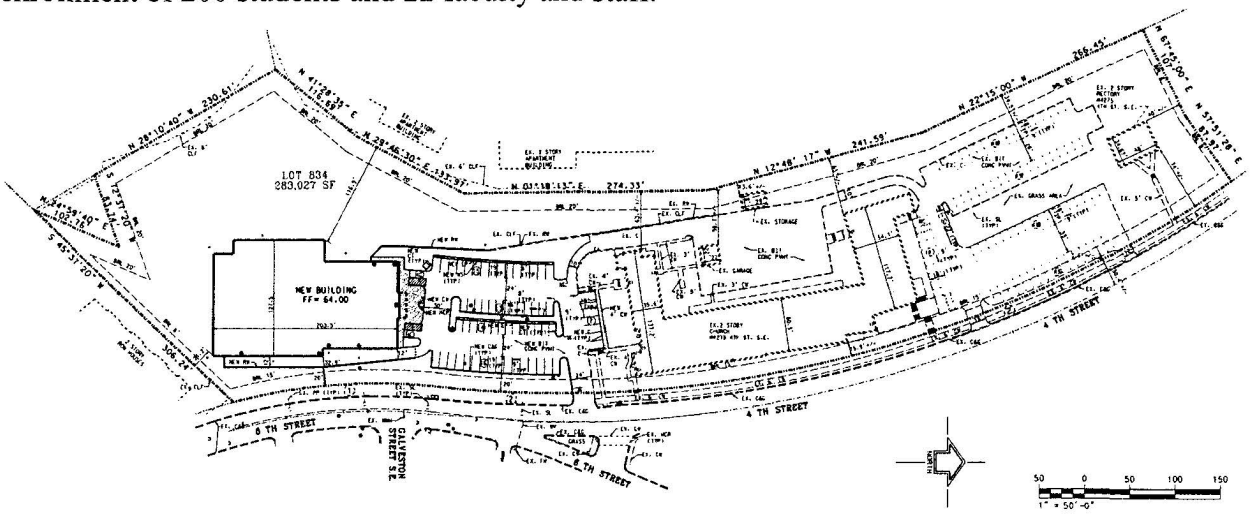
Recommendation:
The Office of Planning recommends that the Board **approve** the requested special exceptions.

BZA
Case No. 17215
Exhibit No. 37

Board of Zoning Adjustment
District of Columbia
CASE NO. 17215
EXHIBIT NO. 37

Background

The subject property, at 4275 4th Street, SE (Square 6242, Lot 834), is located in the R-5-A Zone District (See Attachment 1). The property consists of approximately 283,027 square feet with a width of over 1100 feet and a depth of approximately 180 feet at its shallowest to approximately 300 feet at its deepest. The lot is improved with three structures, a 2-story church and school, a small 2-story rectory, and a garage. The St. Thomas More School, a private elementary and middle school, was established in 1957. The school also offers pre-kindergarten classes as well as before and after school care. The church has a certificate of occupancy and capacity for 500 people. The school has a certificate of occupancy and capacity for 500 people with a current enrollment of 200 students and 22 faculty and staff.



The neighborhood is characterized by a mix a residential uses including garden apartments and row dwellings (See Attachment 1).

Project Description

The applicant proposes construction of a new gymnasium and youth center on the vacant western portion of the property. The gymnasium will have 23,041 square feet and 67 new parking spaces. The structure will be used as a community service center serving the area's youth. The facility will be built and operated by Victory Youth Centers, Inc., a non-profit organization affiliated with the Archdiocese, who will lease the facility to the church, school, other community youth groups and other non-profit organizations serving the community. The gymnasium will include a stage as well as several meeting rooms. A small concession area will be provided. The facility will have bleacher seating for 500 people.

The building will be open for use from 9:00 a.m. to 11:00 pm weekdays and 8:00 a.m. to 11:00 p.m. on weekends. The facility will require no more than 5 full-time staff with some part-time staff hired as needed. The surrounding schools will have primary use of the building during school hours and will likely use the facility for physical education, science fairs or other special programs needing this size of facility. The facility is available to youth community groups to

fulfill Victory Youth Center's mission "to provide opportunities for the youth of our community to enhance their recreational and social experiences in a supportive and supervised environment." The facility will be able to host many types of activities including basketball leagues, indoor soccer leagues, indoor tennis leagues, indoor volleyball leagues, cheerleading practice and competition, wrestling, meeting space for Scout units, seminars on youth-oriented topics, youth dances, plays, speech and debate competitions, musical and theatrical activities, theater, choral and musical productions and other community events.

The parking lot will be landscaped with a variety of shade trees and screened from the street by an evergreen hedge. An existing retaining wall at the rear of the property will be extended so that existing vegetation along the western property line will be preserved to provide a 50- to 60-foot buffer for the adjoining multi-family dwellings. Underground water quality treatment structures will be installed to treat stormwater runoff.

Comprehensive Plan

The Comprehensive Plan sets goals of stabilizing and improving the quality of residential neighborhoods. The property is identified as moderate density residential on the General Land Use map (see Attachment 2), which includes row houses and garden apartments as the predominant uses and may also include, as appropriate uses, low density housing.

Zoning

The property is located in the R-5-A zone, which is a general residential district designed to permit flexibility by allowing a variety of residential dwelling types. Community Service Centers are permitted with a special exception under §352, which by reference include the provisions of §334. The zoning requirements are tabulated below:

Area Req.	Existing	Required/Allowed	Proposed	Variance	Code Ref.
Height	30'	40'/3 Stories	29.5'/1 Story	None	§400.1
Floor Area Ratio (FAR)	0.19	0.9	0.27	None	§2500.4
Lot Area	283,027 SF	As prescribed by BZA	283,027 SF	None	§401.3
Lot Width	1,157.3'	As prescribed by BZA	1,157.3'	None	§401.3
Lot Occupancy	10%	60%	18%	None	§403.2
Rear yard	63'	20'	116.9'	None	§404.1
Side yard	40'	8'	21.2'	None	§405.9
Parking	80	62	147	None	§2100

Special Exception Analysis

The provisions of §3104.1 require that the Board find that the special exception 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 addition, the special conditions of §§334 and 2516 must be met.

The Office of Planning finds the application is consistent with intent of the regulations to provide for civic activity and recreational, educational, and cultural opportunities. The proposed structure will provide adequate light and air and will not adversely impact the character of the R-5-A District.

Provisions of §334

The provisions of §334 are as follows:

334 COMMUNITY SERVICE CENTERS (R-4)

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 that 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 under § 3104, subject to the provisions of this section.

The proposed use is consistent with this provision as the proposed gymnasium will serve the community through its youth programs, church programs and the activities of the school.

334.2 A community service center shall be located so that it is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions.

The gymnasium is substantially setback (116.9') from the western property line and an intervening stand of trees will be preserved. To the south, a corner of the building is as close as 21.2 feet to the property line, however some vegetation will be preserved along this property line and the main entrance to the facility is on the opposite (north side) of the building. Overall, the activities proposed will be internal to the building and the location of the entrance toward the center of the site will provide a location that is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions.

334.3 No structural changes shall be made except those required by other municipal laws or regulations.

As this is a new structure on a vacant portion of church property the intent of this provision does not apply.

334.4 The use shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located.

This center will serve the surrounding community, which is in need of such a facility. The center will provide a venue to enhance the recreational, educational and social experiences of the area's at-risk youth. Construction of the facility is partially financed by a $2 million grant from the

334.5 A community service center shall not be organized for profit, and no part of its net income shall inure to the benefit of any private shareholder or individual.

Victory Youth Centers, Inc. is a §501(c)(3) non-profit organization and will operate the facility in compliance with this provision.

Provisions of §2516

The applicable provisions of §2516 are as follows:

2516 EXCEPTIONS TO BUILDING LOT CONTROL (Residence Districts)

2516.1 If approved by the Board of Zoning Adjustment as a special exception under §3104, two (2) or more principal buildings or structures may be erected on a single subdivided lot, subject to the provisions of this section.

The new gymnasium and community center will be a second principal structure on the lot, thus relief from §3202.3, which is provided for in §2516 is necessary.

2516.2 This section applies to construction on a lot that is located in, or within twenty-five feet (25 ft.) of, a Residence District.

The subject lot is in the R-5-A Residence District.

2516.3 In addition to other filing requirements, the applicant shall submit to the Board, with the new application, four (4) site plans for all new rights-of-way and easements, and existing and preliminary landscaping and grading plans with approximate building footprints; provided:

(a) The applicant shall also submit, either with the original application or at a later time, final landscaping and grading plans and two (2) sets of typical floor plans and elevations; and

(b) If the applicant elects to submit the plans referenced in paragraph (a) of this subsection at a later date, the Board's original approval shall be conditional, subject to a later public hearing and final decision on the project as a whole.

Final site plans, including grading and landscaping have been provided by the applicant. The grading has been designed to minimize tree clearing due to the proposed construction. The landscaping plan provides adequate landscaping in the new parking area with a continuous evergreen hedge between the parking lot and the street to provide adequate screening for the parking lot.

2516.4 The number of principal buildings permitted by this section shall not be limited; provided, that the applicant for a permit to build submits satisfactory evidence that all the requirements of this chapter (such as use, height, bulk, open spaces around each building, and limitations on structures on alley lots pursuant to §2507), and §§ 3202.2 and 3202.3 are met.

The proposed structure will meet the height, bulk, and yard requirements of the Regulations. The applicant will meet the requirements for a building permit as specified in §§3202.2 and 3202.3.

The provisions of §§2516.5 to 2516.8 are applicable to structures that do not have street frontage and are being developed with theoretical lots and therefore these provisions are not applicable to this application.

2516.9 The proposed development shall comply with the substantive provisions of this title and shall not likely have

an adverse effect on the present character and future development of the neighborhood.

The proposed development is a complimentary institutional use to the existing church and school that will provide additional services to the neighborhood and will help stabilize and improve the neighborhood.

2516.10 Before taking final action on an application under this section, the Board shall refer the application to the D.C. Office of Planning for coordination, review, and report, including:

(a) The relationship of the proposed development to the overall purpose and intent of the Zoning Regulations, and other planning considerations for the area and the District of Columbia as a whole, including the plans, programs, and policies of other departments and agencies of the District government; provided, that the planning considerations that are addressed shall include, but not be limited to:

(1) Public safety relating to police and fire concerns;

(2) The environment, relating to water supply, water pollution, soil erosion, and solid waste management;

(3) Public education;

(4) Recreation;

(5) Parking, loading, and traffic;

(6) Urban design; and

(7) As appropriate, historic preservation and visual impacts on adjacent parkland;

(b) Considerations of site planning; the size, location, and bearing capacity of driveways; deliveries to be made to the site; side and rear yards; density and open space; and the location, design, and screening of structures;

(c) Considerations of traffic to be generated and parking spaces to be provided, and their impacts;

(d) The impact of the proposed development on neighboring properties; and

(f) The findings, considerations, and recommendations of other District government agencies.

The Office of Planning has reviewed the proposed site plans and found them to be consistent with the overall purpose and intent of the Zoning Regulations. The proposed development is consistent with the plans of the District government. In fact, the District government is providing a $2 million grant to help fund construction of this facility.

2516.11 The Board may impose conditions with respect to the size and location of driveways; net density; height, design, screening, and location of structures; and any other matter that the Board determines to be required to protect the overall purpose and intent of the Zoning Regulations.

The Office of Planning recommends only that lighting be restricted from the southeastern corner of the building to avoid spillage of light on the adjacent residential properties.

Community Comments

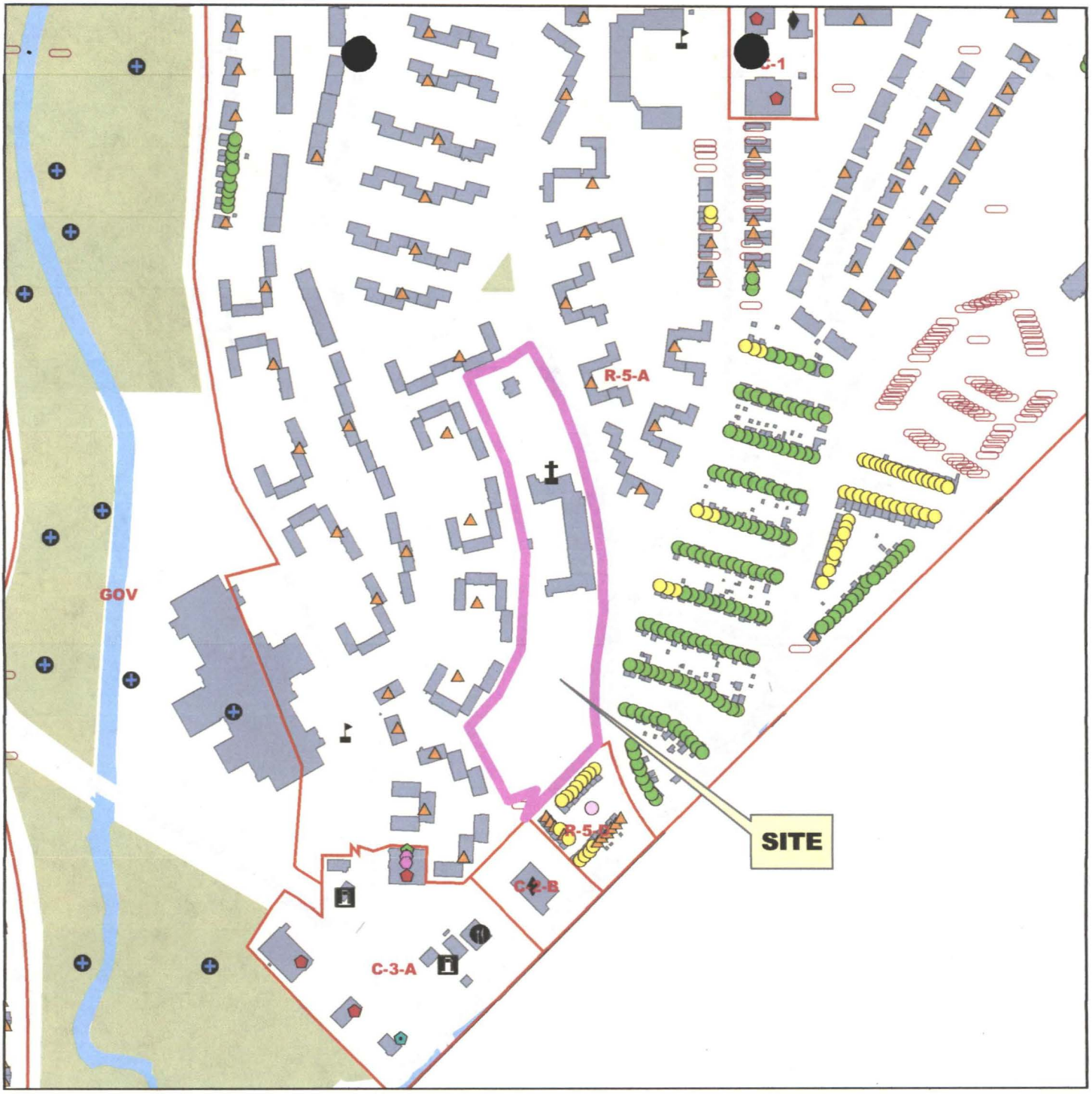
ANC 8D has reviewed the application and supports the application.

Recommendation

The Office of Planning recommends approval.

ATTACHMENTS:

1. Location Map
2. Comprehensive Plan
3. Aerial Photo
4. Aerial Oblique Photos



OPID0004475

Zoning and Land Use Map
BZA Application #17215
4275 4th Street, SE

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Feet

0 200 400 600

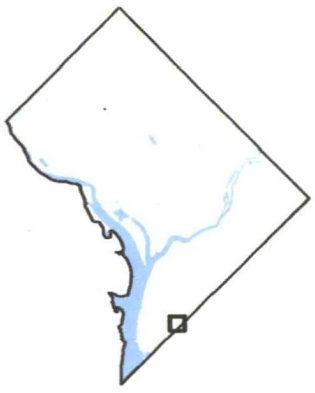
★ ★ ★ **Government of the District of Columbia**
Anthony A. Williams, Mayor

Office of Planning ~ November 2, 2004

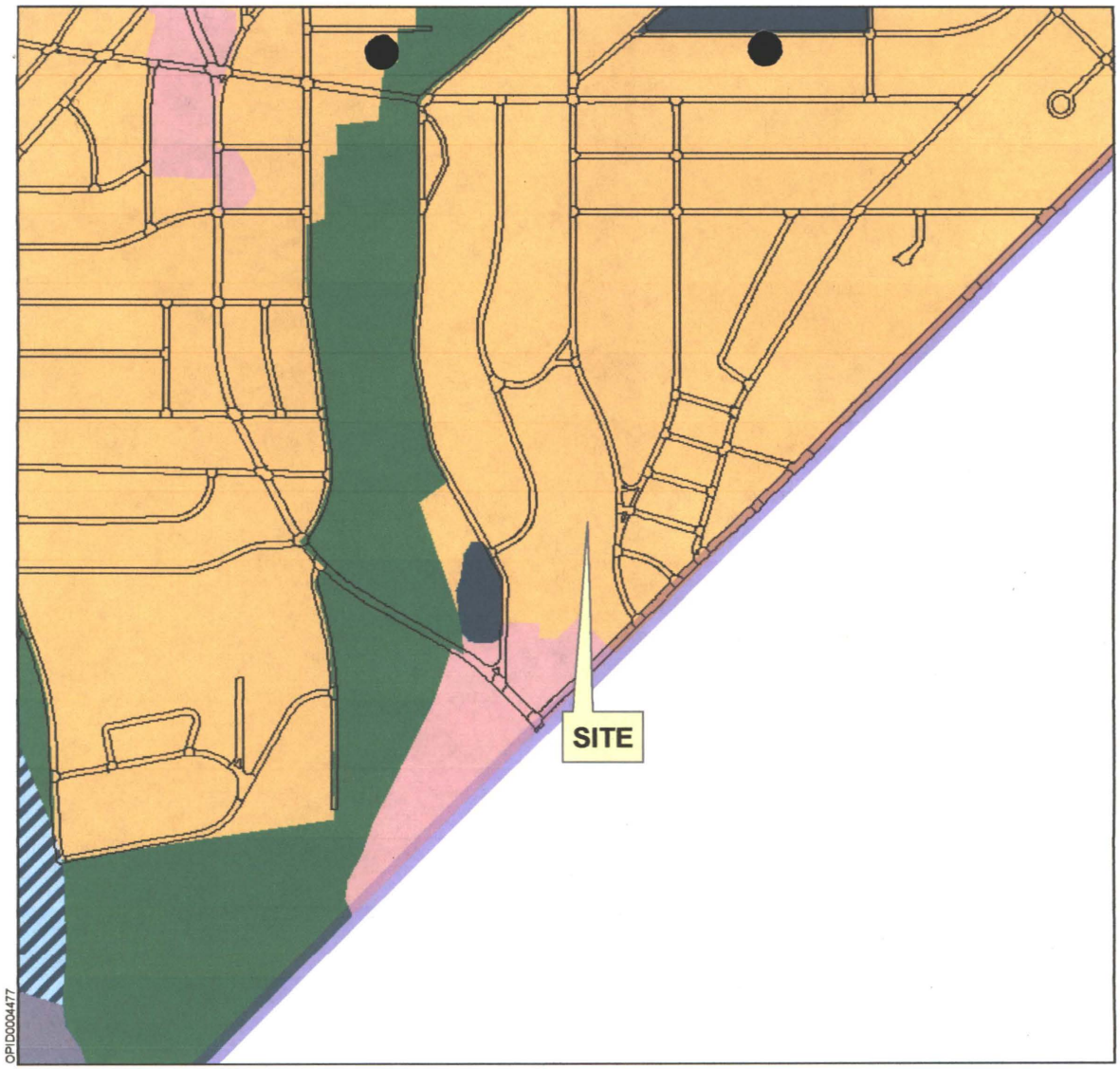
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Land Use Legend

- Rowhouse
- Single-Family Detached
- Single-Family Semi-Detached
- Resid. Misc.
- Multi-family
- Store
- Barber/Beauty Shop
- Bank
- Restaurant
- Office
- Service Station; 365
- Religious
- Educational
- Public Service
- Special Purpose
- Vacant



Attachment 1



Comprehensive Plan Map
BZA Application #17215
4275 4th Street, SE

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Feet

0 500 1,000

★ ★ ★ Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ November 9, 2004

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Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment

Attachment 2



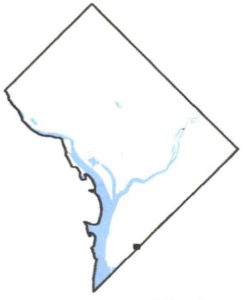
Ortho Photo
BZA Application #17215
Youth Victory Centers

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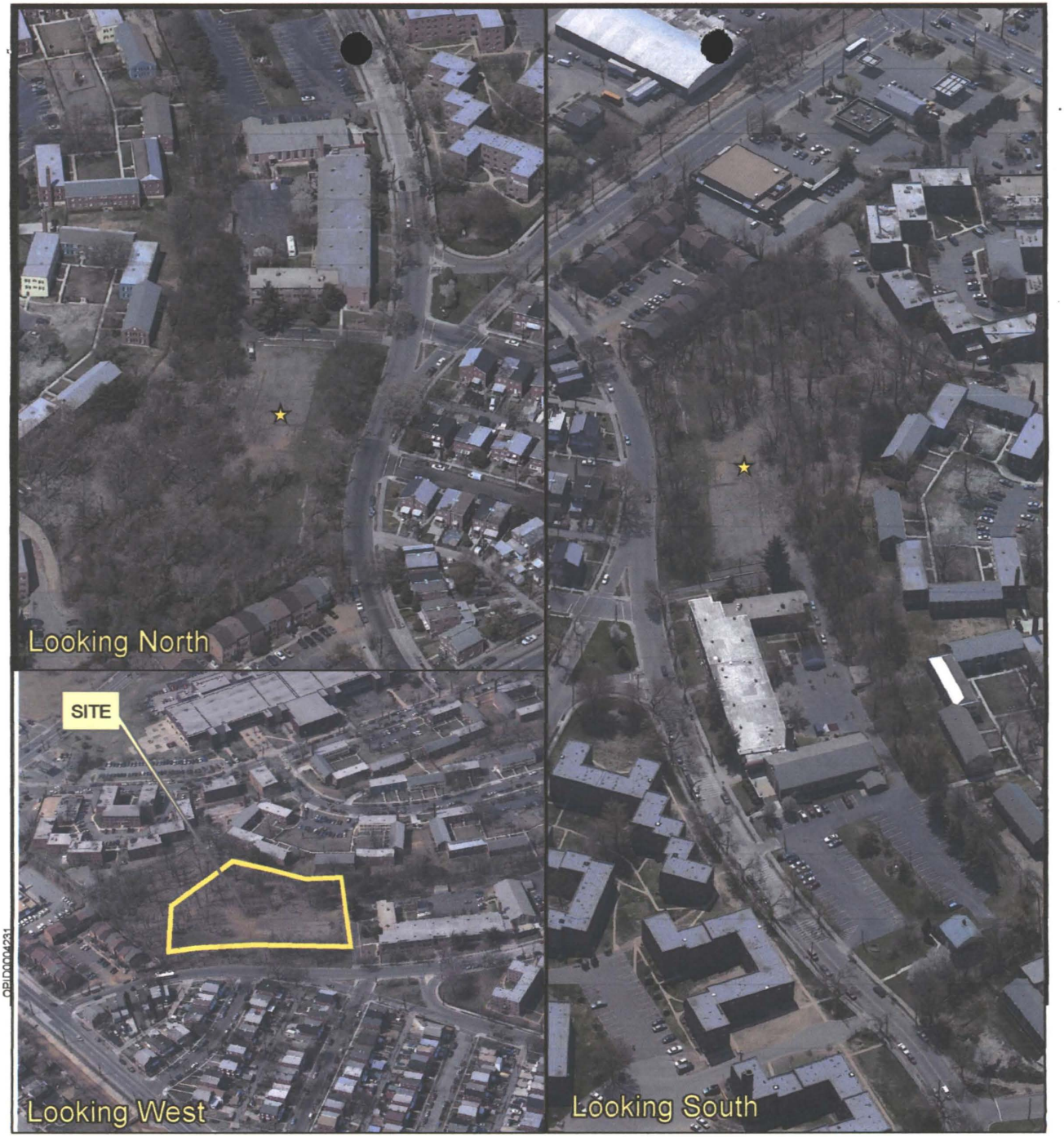
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Anthony A. Williams, Mayor

Office of Planning ~ November 9, 2004

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Attachment 3



Aerial Oblique Photos
BZA Application #17215
Victory Youth Centers

☆ Subject Site - 4275 4th Street, SE

Government of the
District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ November 9, 2004

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Attachment 4