PILGRIM A.M.E. CHURCH – EXPANSION

612 17TH STREET, N.E.
WASHINGTON, DC 20002

PROJECT INFORMATION:

Description:

The Pilgrim A.M.E. Church is proposing the construction of an addition in the existing rear yard and to be as long as the width of the current church, which results in exceeding the maximum lot occupancy and a zero-foot rear yard. The additional space is required to house the Executive level components of the church program, which is under contract with D.C. Department of Human Services to provide welfare to work services and includes an elevator for handicapped access. Presently, the existing church building lacks adequate space to accommodate this component. A zoning variance is sought to allow the zero-foot rear yard and lot occupancy. In addition, a special exception is also sought to allow for the expansion of the church ministry into the yard, which relates to the previously approved BZA Order 16917 for Pilgrim A.M.E.'s special exception allowance of this same ministry now at their 1671Gales Street N.E. address.

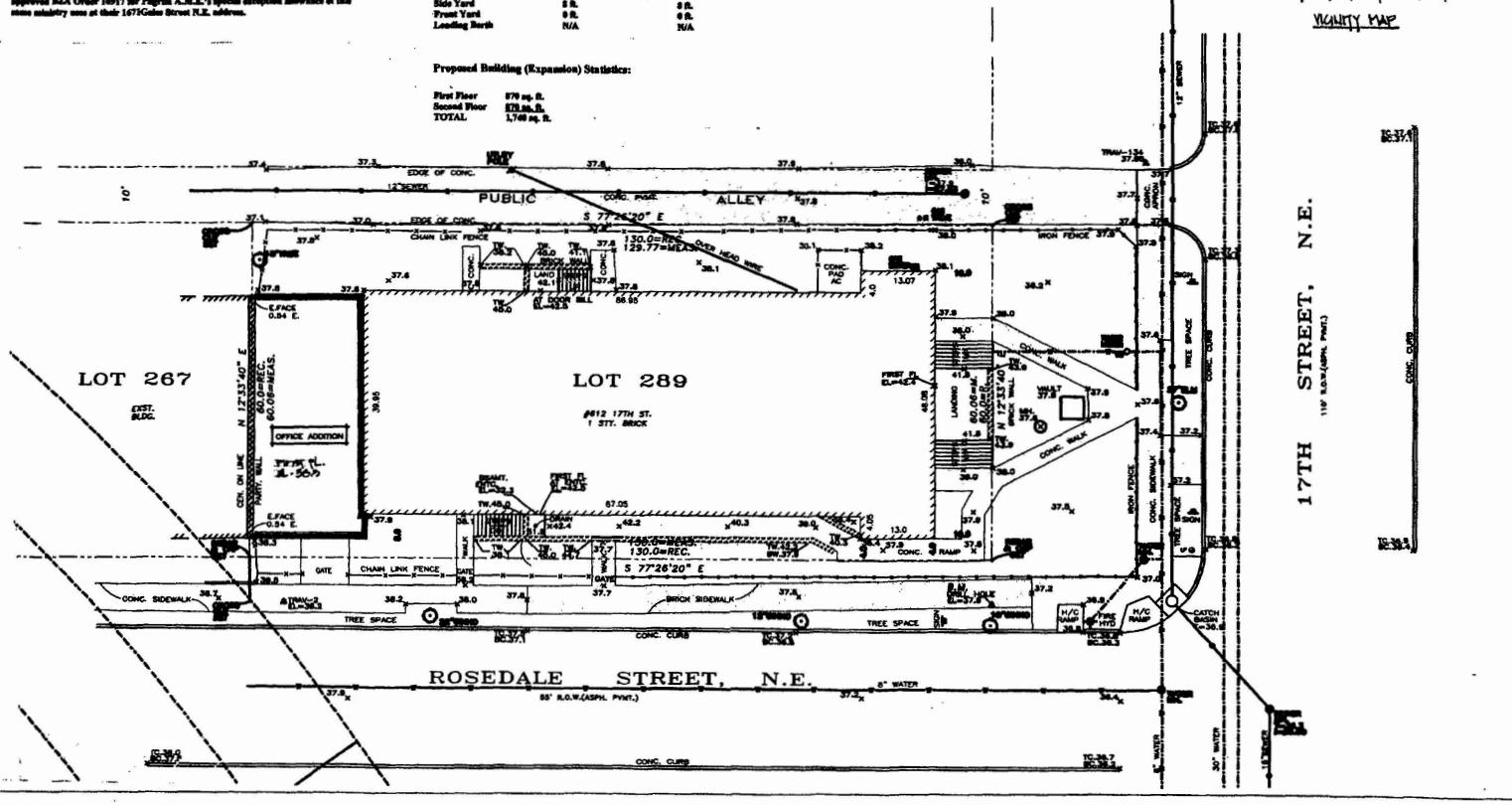
Existing Conditions:

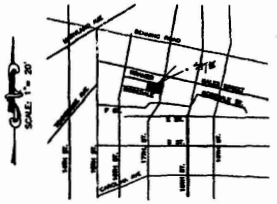
Lot: 289 Square: 4540 Lot Area: 7,800 sq. ft. Building Area: 4,104 sq. ft.

Zoning: R-4:	Min. Req'd	Proposed
Lot Width	60 ft.	60 ft.
Height of Building	40 ft.	19 ft./2 Stories
Min. Lot Area	4,000 sq. ft.	7,800 sq. ft.
Floor Area Ratio	N/A	N/A
Percent of Lot Occupancy	60%	64%
Rear Yard	20 ft.	0 ft.
Side Yard	8 ft.	8 ft.
Front Yard	0 ft.	0 ft.
Loading Berth	N/A	N/A

Proposed Building (Expansion) Statistics:

First Floor	870 sq. ft.
Second Floor	870 sq. ft.
TOTAL	1,740 sq. ft.





VICINITY MAP

CONSULTANTS:

Hines Design Group, Architects
10030 Ellard Drive
Lanham, MD 20706

West Consulting Group, Surveyors
4424 Montgomery Avenue
Bethesda, MD 20814

ShawPittman, LLP, Attorney
2300 N Street, N.W.
Washington, DC 20037

PROPOSED ADDITION

PILGRIM A.M.E.
612 17TH STREET, N.E.
WASHINGTON, D.C. 20002

NOTES

REVISIONS

DATE 6-4-04
SCALE 1"=10'-0"
DRAWN
CHECKED
CONSTRUCTION NO.

DRAWING TITLE

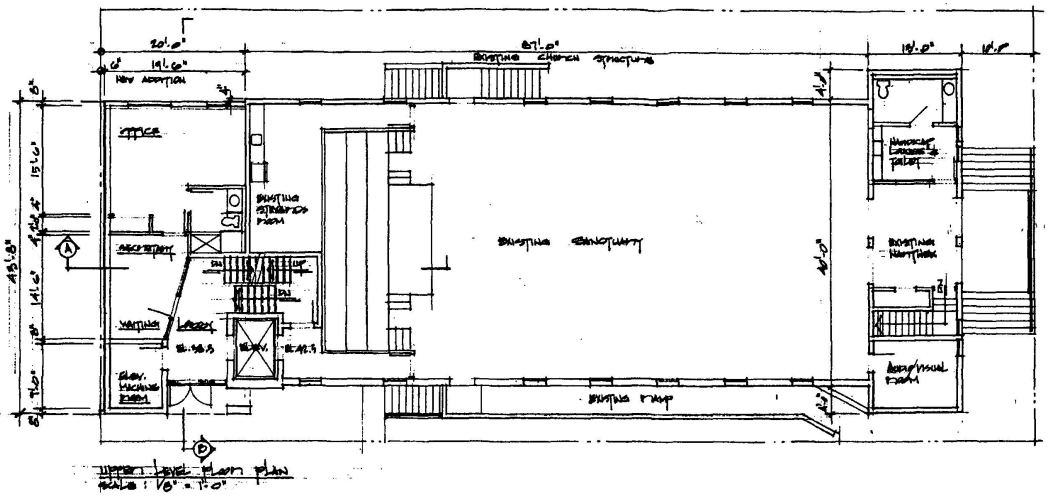
SITE PLAN/COVER SHEET

SHEET NO.

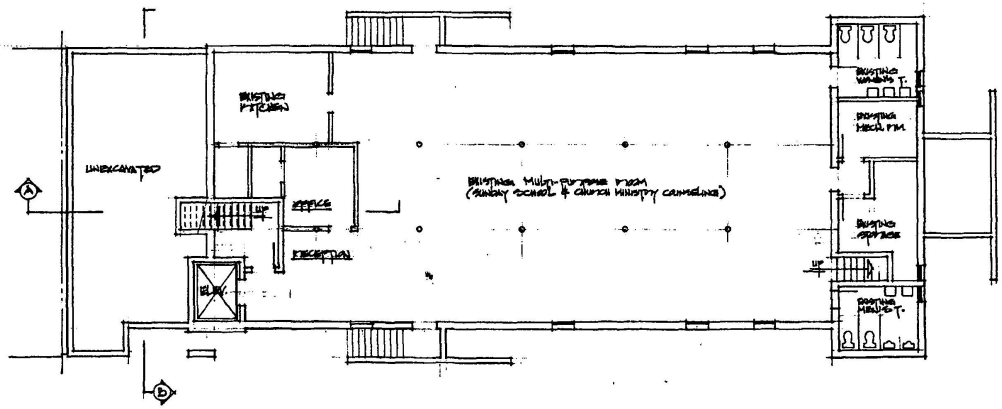
CS-1

BZA
Case No. 17256
Exhibit No. 15

Board of Zoning Adjustment
District of Columbia
CASE NO. 17256
EXHIBIT NO. 15



UPPER LEVEL FLOOR PLAN
SCALE : 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN
SCALE : 1/8" = 1'-0"

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612 17TH STREET, N.E.
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REVISIONS

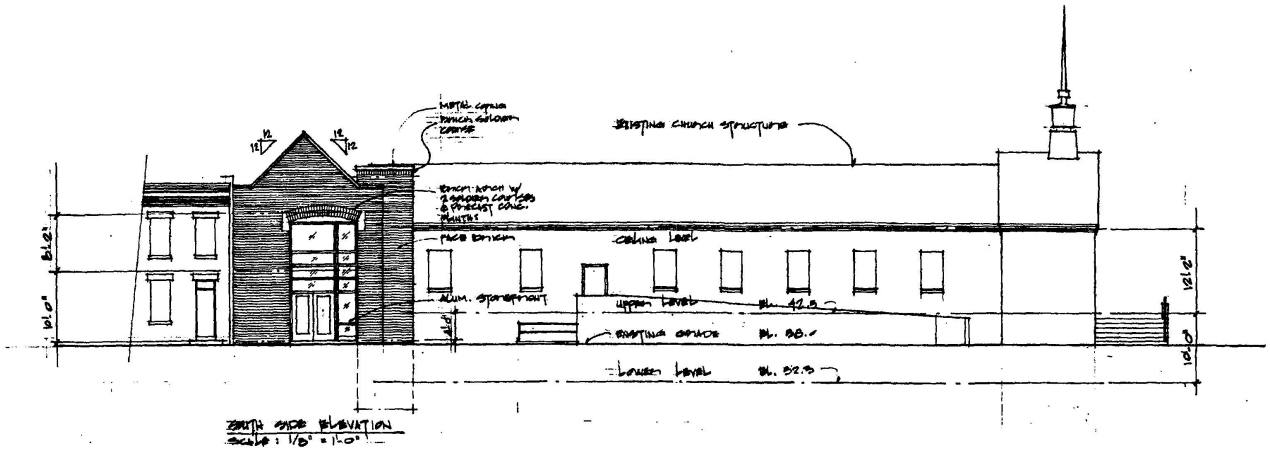
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COMMISSION NO.

DRAWING TITLE

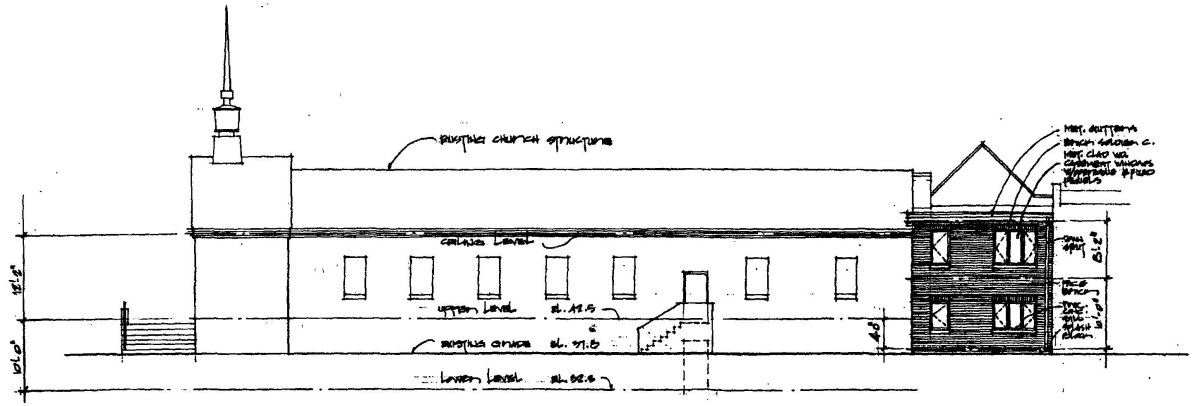
Floor Plans

SHEET NO.

A-1



SOUTH SIDE ELEVATION
SCALE : 1/8" = 1'-0"



NORTH SIDE ELEVATION
SCALE : 1/8" = 1'-0"

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REVISIONS

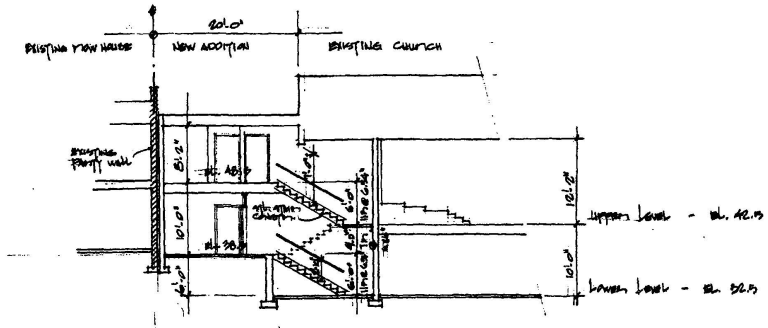
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COMMISSION NO.	

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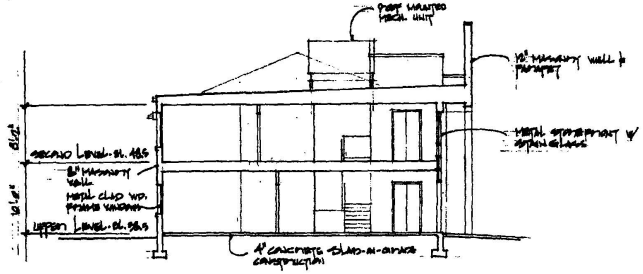
BUILDING ELEVATIONS

SHEET NO.

A-3



BUILDING SECTION - A
SCALE : 1/8" = 1'-0"



BUILDING SECTION - B
SCALE : 1/8" = 1'-0"

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NOTES

REVISIONS

DATE:	12-4-04
SCALE	1/8" = 1'-0"
DRAWN	
CHECKED	
COMMISSION NO.	

DRAWING TITLE

BUILDING SECTIONS

SHEET NO.

A-4