District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013

December 10, 2004

Government of the District of Columbia
Board of Zoning Adjustment
441 4th St NW, Suite 210
Washington, DC 20001

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Re: BZA 17256: 612 17th Street, NE

Dear Board Members,

At a regularly scheduled and properly noticed meeting on December 9, 2004, the Commission voted unanimously (7-0 with 5 Commissioners required for a quorum) to support the application of Pilgrim A.M.E for a special exception to allow a church program use in an existing church and variances from the lot occupancy requirements and rear yard requirements to construct a two story addition at the rear of the church in the R-4 District at 612 17th Street, N.E.

The Commission previously supported a special exception for Pilgrim A.M.E. to conduct a church program use at 1671 Gales Street, NE. The applicant was granted a 3 year special exception in December 2002. This addition will serve as executive office and administrative staff space for management of the city-funded Job Connection program at the Gales Street property. The addition will not serve as a point of intake or point of services, and there will not be an increase in staff. As a result, concerns from increased traffic or noise are minimized. Based on these factors, the Commission supports this special exception for a related church program use.

Considering the configuration of the church and the lot, the Commission also supports the variances from the lot occupancy requirements and rear yard requirements. The church is oriented perpendicular to the row houses on the block so that the rear yard of the church faces the side of the adjoining rowhouse. Neither the adjoining rowhouse nor the church has windows and doors that open on the church's rear yard. Much of the rear yard is occupied by HVAC equipment and ductwork for the church. As such, there is little contribution of the rear yard to the light and air of surrounding properties. The HVAC equipment would be relocated to the top of the addition where it will not be visible from the street.

If you have questions or need further information, please contact Commissioner Rice, chair of ANC 6A's Economic Development and Zoning Committee, at 544-3734.

Respectfully yours,

Joseph Fengler

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

cc: Garland Stilwell, Shaw and Pittman

BZA
Case No. 17256
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO. 17256
EXHIBIT NO. 34