Statement of Existing and Intended Use

The Pilgrim A.M.E. Church is proposing the construction of an addition to the existing church located at 612 17th Street. N.E. in the rear yard. The addition will be as long and as wide as the width of the current church, which results in the new building foot print exceeding the maximum lot occupancy and a zero-foot rear yard. The additional space is required to house the executive level components of specified church program functions known as the "Job Connections Ministry" of the church and will include an elevator to provide handicapped access. Presently, the existing church building lacks adequate space to accommodate this component. A zoning variance is sought to allow for a zero-foot rear yard in the R-4 zone and lot occupancy relief for the proposed church program use. In addition, a special exception is also sought to allow for the expansion of the church program function into the addition (§216), which relates to the previously approved BZA Order 16917 for Pilgrim A.M.E.'s special exception allowance of this same ministry use at their 1671 Gales Street address.

A more detailed description of the existing and proposed function of the church program is described in the "Statement of the Burden of Proof", included in this application.

Existing Conditions:

Lot: 289 Square: 4540 Lot Area: 7,800sq.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.	18 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.	8ft.
Front Yard	0 ft.	0 ft.
Loading Berth	N/A	N/A

Proposed Building (Addition) Statistics:

First Floor:	870 sq. ft.
Second Floor:	870 sq. ft.
Total	1,740 sq. ft.

Document #: 1435708 v.1

BZA
Case No. 17256
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17256
EXHIBIT NO. 3