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

(1) December 10, 2004 for Dec 21 Public Hearing

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

(2) Re: BZA 17256: 612 17th Street, NE

Dear Board Members,

(4) At a regularly scheduled and properly noticed meeting on (3) 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. (5,8)

(6) 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. (7)

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.

(9) 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, (10)

Joseph Fengler

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

cc: Garland Stilwell, Shaw and Pittman

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BZA
Case No. 17256
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO. 17256
EXHIBIT NO. 38

3114.6 If an application is referred in advance of the public hearing to any public agency for a report or recommendation, no report is received in the record, and the time period specified in § 2509 has elapsed, then the Board may proceed to decide the application based on the record not including such report and recommendation.

SOURCE: Final Rulemaking published at 46 DCR 7853, 7905 (October 1, 1999); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8564 (October 20, 2000).

3115 ADVISORY NEIGHBORHOOD COMMISSIONS

3115.1 The written report of the ANC shall be submitted to the Board at least seven (7) day in advance of the hearing and shall contain the following information:

(a) An identification of the appeal or application;

(b) When the public meeting of the ANC to consider the appeal or application was held;

(c) Whether proper notice of that meeting was given by the ANC;

(d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting;

(e) The issues and concerns of the ANC about the appeal or application as related to the standards of the Zoning Regulations against which the appeal or application must be judged;

(f) The recommendation, if any, of the ANC as to the disposition of the appeal or application;

(g) The vote on the motion to adopt the report to the Board;

(h) The name of the person authorized by the ANC to present the report; and

(i) The signature of the ANC chairperson or vice-chairperson.

3115.2 The Board shall give "great weight" to the written report of the ANC, as required by § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, effective June 27, 2000 (D.C. Law 13-135, 47 DCR 5519 (2000)(codified at D.C. Official Code § 1-309.10(d)(3)(A)(2001).

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To Cliff Moy	From Cody Rice
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Fax #	Fax #