ShawPittman LLP

A Limited Liability Partnership Including Professional Corporations

Paul A. Tummonds
202-663-8873
Paul.Tummonds@shawpittman.com

March 15, 2005

RECEIVED
D.C. OFFICE OF PLANNING
2005 MAR 15 PM 2:56

By Hand Delivery

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

Re: BZA Case No. 17295; The Good Samaritan Foundation (Lot 808 in Square 57

Dear Chairman Griffis and Members of the Board:

The Good Samaritan Foundation (the "**Applicant**") hereby submits its pre-hearing statement in support of the above-mentioned application. The Applicant looks forward to presenting its case to the Board at the March 29, 2005 public hearing.

Respectfully,

Paul A. Tummonds, Jr.

Enclosures

cc: Eugenia Mercer
William Kirwan
John Hauser
Maxine Brown-Roberts, OP
Mary Cuthbert, ANC 8C

Document #: 1465475 v.1

BZA
Case No. 17295
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17295
EXHIBIT NO. 26

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

RECEIVED
D.C. OFFICE OF ZONING
2005 MAR 15 PM 2:56

Application of the Good Samaritan Foundation
BZA Application No. 17295

Public Hearing: March 29, 2005
ANC 8C

STATEMENT OF THE APPLICANT

This is an application of the Good Samaritan Foundation ("**Applicant**" or "**Good Samaritan**") for variance relief required in connection with the proposed renovation and conversion of an existing vacant building located at 2405 Martin Luther King Jr., Avenue, SE (Square 5789, Lot 808) (the "**Property**"), into a community service center and an after-school program for high school students. The Property is located in the C-2-A District, which permits a community service center and an after-school program as a matter-of-right use.

I. Nature of Relief Sought

The proposed renovation of the existing building on the Property seeks to insert an additional floor into an existing double height space to create additional usable space for the Applicant's proposed programs. The footprint and height of the existing building will not be changed as a result of the proposed renovations. The Applicant requests variance relief from the Board of Zoning Adjustment (the "**BZA**" or "**Board**") from the maximum floor area ratio ("**FAR**") requirements enumerated in § 771.2 of the Zoning Regulations, and from the parking requirements enumerated in § 2100 of the Zoning Regulations. The Applicant's satisfaction of the standard for granting variance relief is discussed in detail in Section VI of this statement.

II. Jurisdiction of the Board

The Board has jurisdiction to grant the variance relief requested herein pursuant to § 8 of the Zoning Act, D.C. Code, 2001 Ed. § 6-641.07(g)(2).

III. Background

A. Site Location

The Property consists of approximately 6,500 square feet of land area and is located on Martin Luther King, Jr. ("MLK") Avenue, SE, near the intersection with Talbert Street, SE. The building on the Property was originally constructed in 1947 as the Carver Theater. Thereafter, it was vacant for a number of years before it was acquired by the Smithsonian Institution and used as the African-American Museum. However, since 1984, the building has been vacant and is in a dilapidated condition. Immediately adjacent to the Property is a take-out restaurant, a vacant lot, and a PEPCO substation. The portion of MLK Avenue adjoining the Property is a commercial strip in need of renovation and revitalization.

The Savoy Elementary School is located to the north of the Property, separated by an alley, and to the west of the Property. The Property is also located a block from the Thurgood Marshall Charter School, a high school which is currently under construction. Residential neighborhoods of single-family, rowhouses, and multi-family dwellings are located near the Property. The Anacostia Metro Station is located approximately 1½ blocks from the Property.

Several other developments are currently planned for the surrounding neighborhood. The Salvation Army has plans to build a 46,980 square foot community center at 2302-2310 MLK Avenue, SE, which will provide retail space, a childcare and family development center, worship space, job training, space for community programs and a health and wellness center. The

District of Columbia Department of Transportation ("DDOT") has allocated $400,000 for streetscape improvements to MLK Avenue and the construction of a 95,000 square foot office center for DDOT is planned for the intersection of MLK Avenue and Good Hope Road. Also, the Anacostia Economic Development Center, a 26,000 square foot office development, is planned to be constructed at the intersection of MLK Avenue and Good Hope Road.

B. Description of the Program

The mission of the Good Samaritan Foundation is based on the strong commitment of its founders, former Washington Redskins Art Monk, Charles Mann, Tim Johnson and Earnest Byner, to prepare high school students for leadership in the community and the workplace. This mission is achieved through the Student Training Opportunity Program (STOP), which provides youth with the skills, training, and resources necessary to compete successfully in today's society and workplace.

The Good Samaritan Foundation was launched in 1993 as a program designed to provide inner-city youth with summer internships and to prepare youth for leadership in the community and the workplace. Initially, Good Samaritan recruited a small number of students and provided them with job-related skills workshops during the school year in preparation for their eight-week summer jobs. The following year, to ensure that the students excelled during the school year, Good Samaritan added an after-school tutoring and mentoring component to its program.

Today, Good Samaritan is a year-round program serving approximately 65 high school students, four days a week during the school year and five days a week during the summer. Good Samaritan recruits students from all over the District of Columbia to participate in the program. However, the vast majority of the students live in Wards 7 and 8. Good Samaritan

actively recruits students at Anacostia Senior High School and at two other charter schools in Anacostia to participate in their programs. Presently, the Applicant utilizes office space at 555 11th Street, NW to house their programs. The Applicant looks forward to the grand opening of this facility so that it can better serve the residents of Wards 7 and 8 and those District residents east of the river.

The proposed project will be a full-service after-school center, where young adults can attend study hall, use the modern and well-equipped computer lab, or have a healthy after-school snack. The goals for the after-school program are to provide high school students with: (1) ongoing relationships with caring adults; (2) safe places with structured activities during non-school hours; (3) a healthy start and future; (4) marketable skills through effective education; and (5) opportunities to give back through community service.

The proposed after-school program will be open to high school students four days a week during the school year and five days a week during the summer. Typical hours of operation will be between the hours of 3:00 p.m. and 8:00 p.m. The building may also be open for the students on Saturdays. In addition to the programs that will be offered to high school students, the Applicant will operate a community service center during the days and hours that the building is not being used by the students. The Applicant, through partnerships with the Urban League, the Anacostia Economic Development Corporation, and other non-profit organizations, will provide space for adult career training and other services for people living in the community. The Applicant will work with members of the community and ANC 8C to determine the most effective way to in which to help meet the needs of the community.

IV. Description of the Proposed Upgrades to the Existing Building

Significant renovations to the interior of the building are needed in order to convert the former theater building into a community service center and after-school program. At substantial cost, the Applicant, in coordination with the District of Columbia government, has already removed hazardous materials from the Property, structurally stabilized dangerous portions of the building that were collapsing, and cleaned and secured the building.

The renovation plans, attached as Exhibit D, include the extension of the existing mezzanine to convert a two-story space into two separate floors. The proposed renovations will also require the repair and reconfiguration of the existing roof structures. The renovated roof structures will satisfy required setback requirements. In addition, new HVAC, electrical, plumbing systems, and appliances will be found in the new structure. All fire and life safety systems will be modernized and enhanced to satisfy all relevant building and fire codes. Spaces for instruction, studying, and program management will be provided with state-of-the-art computer systems available for all student users.

As a former theater, the goal was to keep light out of the building, the proposed renovation will result in the introduction of skylights on the roof of the building to bring natural sunlight into the building and provide open and inviting spaces for classroom instruction, relaxation, and socialization. The lobby and common spaces will be restored, and exterior doors and windows will be restored or replicated in order to create an inviting appearance to the users of the building. The Applicant will also restore the marquee of the former theater to recognize the building's prior use. In addition, the old paint on the exterior of the building will be removed and the exterior masonry will be repaired to provide an attractive addition to the neighborhood and help add to the vibrancy of MLK Avenue, SE.

The proposed renovations will have no impact on the existing footprint or height of the building. However, the introduction of an additional floor into a portion of the existing double height space in the building will increase the building's FAR to 1.67 of non-residential space. As shown on the plat attached as Exhibit A, the existing building occupies approximately 89% of the Property. The 11% of the Property that is not occupied by a structure is encumbered by a building restriction line along MLK Avenue and includes two small areas in the rear of the alley that are bisected by the building. Currently there are no parking spaces provided on the Property.

V. Areas of Necessary Relief

As stated above, the proposed renovation and conversion of the building into a community service center and after-school program will result in a nonconforming FAR of 1.67 for non-residential uses. The variance from Section 771.2 is required only because the non-residential density is limited to 1.5 in the C-2-A Zone District.

The parking space requirement for a community service center is extraordinarily large. For this type of proposed use, the Zoning Regulations require that one parking space be required for each 10 seats of occupancy in a public assembly space, and where seats are not fixed, each 7 square feet of space usable for seating is considered to be one seat. In this case, the renovated building will include approximately 2,110 square feet of space that can be used for public assembly seating. Thus, this project generates a parking requirement of 30 parking spaces. Therefore, in order to undertake the necessary renovations of the building on the Property, variance relief from 11 DCMR §771.2 and 11 DCMR § 2100 is necessary.

VI. The Application Meets the Requirements for Variance Relief Under Section 3103.2 of the Zoning Regulations

This application meets the requirements for variance relief under Section 3103.2 of the Zoning Regulations. The burden of proof for area variance relief is well established. The Applicant must demonstrate that: (i) the Property is affected by an exceptional or extraordinary situation or condition; (ii) that the strict application of the Zoning Regulations will result in a practical difficulty to the Applicant; and (iii) that the granting of the variance will not cause substantial detriment to the public good nor substantially impair the intent, purpose or integrity of the zone plan. See Palmer v. BZA, 287 A. 2d 535, 541 (D.C. 1972). In examining the first two elements, the BZA may apply a more flexible standard for determining difficulty when a public service or nonprofit entity is the applicant. See National Black Child Development Institute v. D.C. Board of Zoning Adjustment, 483 A.2d 687, 690 (D.C. 1984); Monaco v. D.C. Board of Zoning Adjustment, 407 A.2d 1091, 1098 (D.C. 1979) The D.C. Court of Appeals has applied the more flexible standard to area variances as well as use variances. See Draude v. D.C. Board of Zoning Adjustment, 582 A.2d 949, 956 (D.C. 1990). As set forth below, this application meets the three-part test for area variance relief.

A. The Subject Property is Affected by an Exceptional Situation or Condition

The D.C. Court of Appeals held in Clerics of St. Viator v. D.C. Board of Zoning Adjustment, 320 A. 2d. 291 (D.C. 1974) that the exceptional situation or condition standard goes to the "property", not just the "land"; and that " . . . property generally includes the permanent structures existing on the land [footnote omitted]." Id. at 293-294. The Court held that the exceptional situation standard of the variance test may be met where the required hardship inheres in the land, or the property (i.e., the building on the land).

An extraordinary and exceptional situation or condition is inherent in the Property as a result of the existence of the former theater building on the Property which occupies

approximately 89% of the lot. Due to the double height space in the former theater, there is a great amount of area in the building that is not suitable for the Applicant's programmatic use. The existing structure on the Property satisfies the extraordinary and exceptional situation or condition standard enumerated in Clerics of St. Viator v. D.C. Board of Zoning Adjustment.

B. Strict Application of the Zoning Regulations Would Result in a Practical Difficulty to the Applicant

The requested relief is for area variances. In reviewing the standard for practical difficulty, the D.C. Court of Appeals stated in Palmer v. D.C. Bd. of Zoning Adjustment, 287 A.2d 535, 542 (D.C. 1972) that, "[g]enerally it must be shown that compliance with the area restriction would be unnecessarily burdensome. [Footnote omitted.] The nature and extent of the burden which will warrant an area variance is best left to the facts and circumstances of each particular case." In area variances, applicants are not required to show "undue hardship" but must satisfy only "the lower 'practical difficulty' standards." Tyler v. D.C. Bd. of Zoning Adjustment, 606 A.2d 1362, 1365 (D.C. 1992), citing Gilmartin v. D.C. Bd. of Zoning Adjustment, 579 A.2d 1164, 1170 (D.C. 1990). Finally, it is well settled that the BZA may consider "... a wide range of factors in determining whether there is an 'unnecessary burden' or 'practical difficulty' ....". Gilmartin, 579 A.2d at 1171, citing Barbour v. D.C. Bd. of Zoning Adjustment, 358 A. 2d 326, 327 (D.C. 1976). See also, Tyler v. D.C. Bd. of Zoning Adjustment, 606 A.2d 1362, 1367 (D.C. 1992). Thus, to demonstrate practical difficulty, the Applicant must show that strict compliance with the regulations is burdensome, not impossible. The Applicant, as demonstrated below, meets this standard.

As previously discussed, the proposed project will result in a nonconforming FAR for the building. Compliance with the FAR limitation will result in several practical difficulties when

restoring and renovating the building for use as a community service center and an after-school program. It will be difficult to fully utilize the double height space without variance relief. In order to construct training and study space within the building and provide amenities to the students, it is necessary to convert this space into two separate floors. The two-story high ceiling is simply unnecessary for a community service center and after-school program, and is costly and difficult to provide adequate heat for this space. Through the introduction of the skylights, the Applicant will be able to bring light into the renovated areas to create an open and inviting space. The creation of an additional story inside the existing structure will provide the added space necessary to serve the high school students and the community residents that will utilize the project's services, without increasing the overall height of the building. Only a more efficient layout of the building, which includes renovation of the two-story-high space, will allow sufficient interior area to make this project feasible. However, any reconfiguration of the floors affects the FAR of the building and requires a variance.

In regards to the requested variance for parking relief, the Applicant is faced with the fact that the building on the Property occupies approximately 89% of the lot. The area of the Property that is not improved with a structure includes the area along MLK Avenue that is outside the building restriction line and two small areas in the rear of the Property. Introducing surface parking spaces in these areas is neither appropriate or feasible. Moreover, even if these areas could be used for parking, they would only provide a fraction of the required number of parking spaces. In addition, it is not economically or structurally feasible to construct below-grade parking spaces on the Property.

For these reasons, the Applicant believes that a practical difficulty exists in satisfying the requirements of the Zoning Regulations that the maximum FAR be 1.5 for non-residential uses, and that Applicant provide 30 on-site parking spaces.

C. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan

The requested variances can be granted without substantial detriment to the public and without substantially impairing the intent, purpose and integrity of the zone plan. Indeed, granting the requested variance relief advances numerous goals and policies of the District of Columbia Comprehensive Plan.

i. The Generalized Land Use Map

The Generalized Land Use Map adopted as part of the Comprehensive Plan shows the intersection of MLK Avenue and Talbert Street, SE within the boundaries of the Central Employment Area, that area defined as the "core area of the District of Columbia, where the greatest concentration of employment in the city and region is encouraged (10 DECOR § 199.1) and where the economic development objectives are to stimulate renewed economic vitality and job generation in portions of the Central Employment Area outside of Downtown." (10 DCMR § 205.1). The proposed project is consistent with the Generalized Land Use Map in that the community service center and after-school program will not only provide job training for high school students, but will also create additional jobs in the near southeast community.

The creation of the community service center and after-school program on the Property will hopefully serve as a catalyst for additional commercial development along MLK Avenue, SE Further, the underutilized site will be turned into a productive use that will benefit the residents of the community as they will be able to utilize the resources available at the project.

ii. Human Services Element

It is the policy of the District to "provide permanent . . . day-care services, and after-school programs and provide family and health counseling . . . and employment training . . ." (10 DCMR § 1005.2 (e)). The project is consistent with this objective of the Comprehensive Plan. The Applicant's after-school program will provide a model leadership/employment training program that will offer life skills and leadership training that prepares participants for jobs that pay a living wage. This program will help provide its students links to specific employment opportunities. As mentioned above, the Applicant will seek to allow other community groups to utilize the facility in order to provide adult career training and other services when the after-school program is not in session.

iii. Ward 8 Goals and Policies

The project complements many goals listed in the Ward 8 Element of the Comprehensive Plan. For example, one of the Ward 8 objectives for economic development is to seek to identify ways to "increase labor force job skills levels and expand job opportunities for ward residents, particularly the unemployed, the underemployed and youth preparing to enter the labor force." 10 DCMR 1905.1(b). As explained in detail above, the proposed project is consistent with these provisions of the Ward 8 Elements of the Comprehensive Plan.

iv. No Adverse Impact to Neighboring Properties or the Surrounding Community

The granting of this variance request is entirely consistent with the objectives of the Comprehensive Plan and, moreover, will not result in any adverse impact on neighboring properties or the surrounding community. The conversion of a vacant former theater building to a community service center and after-school program will help restore the economic vitality of

the area and will provide important social and job training services for the youth and residents of the area.

The proposed variance from the FAR limitations is only necessary because the project, which has a total FAR of 1.67, exceeds the allowed non-residential FAR in the C-2-A District. It should be noted that the C-2-A Zone District allows a total FAR of 2.5 for an all residential building. Thus, the requested variance is well within the maximum FAR that has been deemed appropriate in the C-2-A Zone District. The overall height of the building will remain significantly less than what is permitted in the C-2-A District as a matter-of-right.

The project will generate very little vehicular activity. Currently, of the 65 students that participate in the after-school program, only 10 of their families have access to an automobile. In addition, approximately 95% of the participants in the after-school program live in Wards 7 and 8. By its very nature, the community service center is intended to provide services to residents of the surrounding community. Due to the Property's close proximity to the Anacostia Metro Station and the ready availability of Metro buses along MLK Avenue, it is expected that the vast majority of the students and community residents will come to the Property via foot or public transportation.

The Applicant has six staff members at their current location, 555 11th Street, NW. Of these six staff members, only two of the staff members drive to work. The Applicant expects that the number of staff that drive to the new facility will be similar to the existing number of staff that drive to the current location. The Applicant believes that the number of staff members that eventually drive to the Property will be minimal. In response to a concern about potential parking impacts on neighboring properties, the Applicant has contacted the principal of the

nearby Savoy Elementary School, Dr. Ann Evans. Dr. Evans has committed to provide two parking spaces at the nearby school for use by the Applicant.

VII. Community Outreach

The Applicant presented this application to ANC 8C on March 2, 2005, at the ANC's regularly scheduled monthly public meeting. While the ANC was generally supportive of the project, the ANC lacked a quorum to take official action. One of the ANC Commissioners noted the need to provide parking spaces for the proposed use. As discussed above, the Applicant is working with the Savoy Elementary School, as well as with the nearby Bethlehem Church to address this issue. The Applicant has also been in contact with several community groups, in the hopes that they will utilize the space when it is not being used by the students. The Applicant will continue to work with the surrounding neighborhood to create a project that is a benefit to the neighborhood and the District of Columbia.

VIII. List of Witnesses Expected to Testify

The following witnesses are expected to testify at the public hearing on behalf of the Applicant:

1) Eugenia Mercer, Representative of the Applicant; and
2) William Kirwan, AIA, Project Architect.

IX. Exhibits in Support of the Application

Exhibit A: Portion of the Sanborn plat showing the Property outlined in red

Exhibit B: Portion of the Zoning Map with the Property highlighted.

Exhibit C: Photographs of the existing building

Exhibit D: Elevations and plans of the proposed modifications and improvements to the building

Exhibit E: Outline of testimony of Eugenia Mercer, Executive Director of Applicant

Exhibit F: Outline of testimony of William Kirwan, AIA, project architect

X. Conclusion

For all of the above reasons, the Applicant is entitled to the requested variance relief in this case.

Respectfully submitted,
SHAW PITTMAN

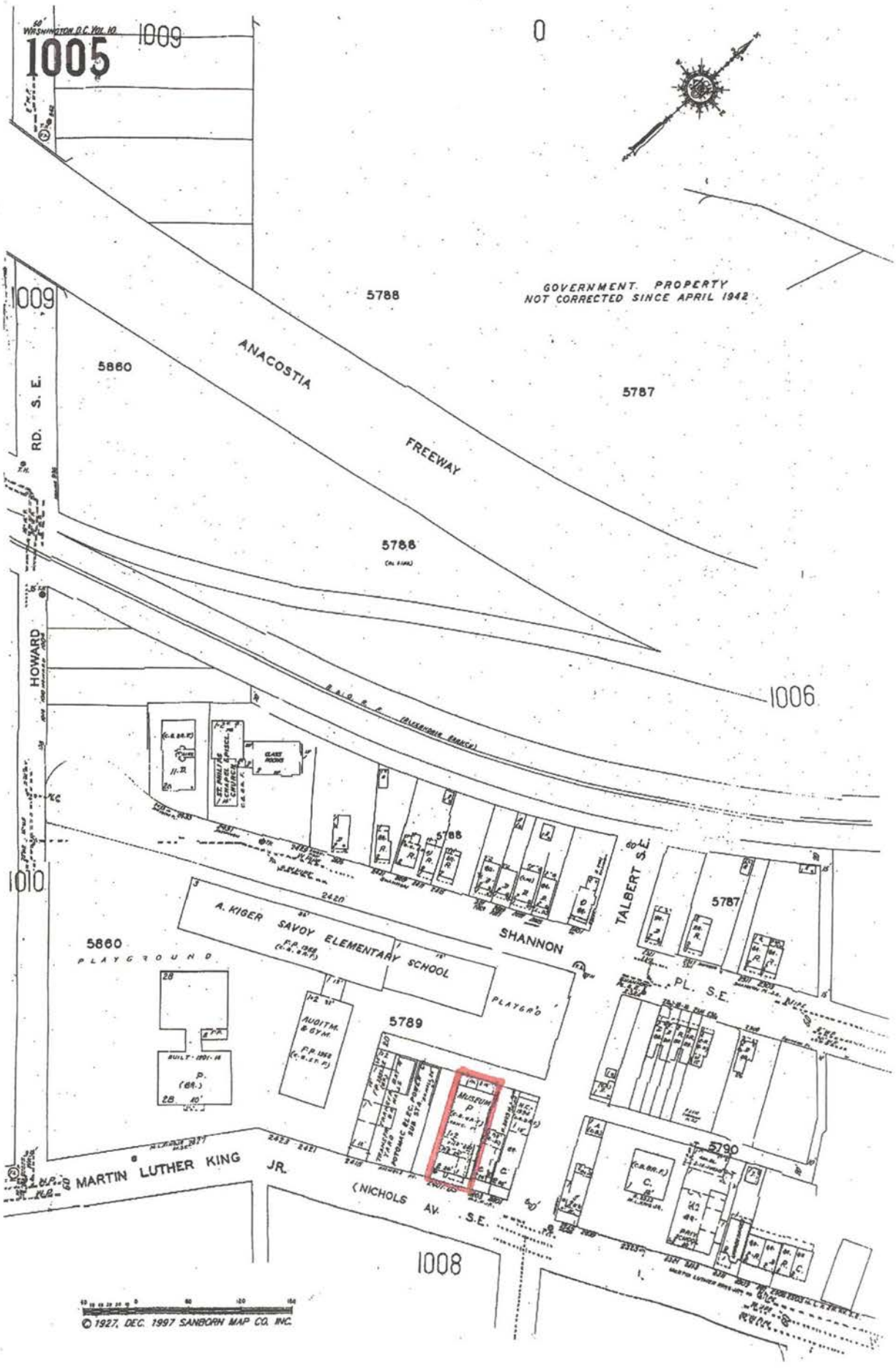
By: Paul A. Tummonds, Jr.
Paul A. Tummonds, Jr.

Heidi Sachs/PAT
Heidi Sachs

March 15, 2005

Document #: 1465367 v.1

A


1005
1009
1009
1006
1010
1008
5788
5860
5787
5788
5789
5790
GOVERNMENT PROPERTY
NOT CORRECTED SINCE APRIL 1942
ANACOSTIA
FREEWAY
HOWARD RD. S.E.
TALBERT S.E.
SHANNON PL. S.E.
A. KIGER SAVOY ELEMENTARY SCHOOL
PLAYGROUND
MARTIN LUTHER KING JR. (NICHOLS AV.) S.E.
© 1927, DEC. 1997 SANBORN MAP CO. INC.

B


Anacostia River
Anacostia Park
GOV
Naval Station
St Elizabeths Hospital
C-M-1
C-3-A
C-2-A
R-4
R-3
R-5-A
W-3
C-1
HOWARD RD
SUMNER RD
EATON RD
STEVENS RD
WADE RD
STANTON RD
SHERIDAN RD
DUNBAR RD
SUITLAND PKY
POMEROY RD
BOWEN RD
SAYLES PL
BURNEY PL
GOLDEN RAINTREE DR
HEMLOCK ST
CEDAR DR
ASH ST
PINE ST
MAGNOLIA ST
FIRTH STERLING AVE
BARRY RD
CHICAGO ST
SHANNON PL
PLEASANT ST
CHESTER ST
TALBERT ST
MOUNT VIEW PL
MAPLE VIEW PL
VALLEY PL
HIGH ST
DEXTER TER
WEST ST
BRYAN PL
HUNTER PL
DOUGLASS RD
DOUGLASS PL
S ST
T ST
U ST
V ST
13TH ST
14TH ST
5860
5861
5862
5863
5865
5866
5867
5868
5869
5870
5871
5872
5873
5874
5875
5783
5784
5785
5786
5787
5788
5789
5790
5791
5792
5793
5774
5775
5776
5777
5778
5779
5780
5781
5782
5769
5768
5771
5772
5773
5601
5602
5603
5802
5803
5804
5805
5806
5807
5799
5801
5808
5809
5810
5811
5813

C


MOVING SERVICES







D

BUILDING CODE SUMMARY

REFERENCE:
International Building Code 2000

USE GROUP:
E-Educational (with assembly space of use group A-Assembly)

TYPE OF CONSTRUCTION:
2C (Noncombustible/Unprotected)

HEIGHT LIMITATION:
2 Stories, 30 FT (with sprinkler system, height may increase 1 story and 20 FT to 3 stories, 50 FT)

Proposed: 2 stories, 25 FT

ALLOWABLE AREA PER FLOOR:
14,400 SF (with sprinkler system, floor area may increase 200% to a maximum of 43,200 SF)

Proposed: 9,750 SF

EXTERIOR WALL RATING:
Party Walls for Educational Use building - 2 Hour
Fire Separation distance 0-5 FT - 2 Hour
Fire Separation distance 5-10 FT - 1 Hour
Fire Separation distance > 10 FT - 0 Hour

MEANS OF EGRESS / FIRE SEPARATION ASSEMBLIES:

Lobby may be used as exit access element if provided with an automatic fire suppression system, accessible to the exterior.

Each space of greater than 50 occupants is required to have two means of egress.

Exit access passageways or corridors must be minimum 44" wide when serving occupancy loads greater than 50.

Exit stair enclosures must be 2 Hour rated unless connection fewer than four stories in which case the requirement is reduced to 1 hour.

Elevator shafts must be 2 hour rater unless connecting fewer than four stories in which case the requirement is reduced to 1 hour.

An auditorium designated use group A-Assembly is not required to be separated from Educational use of the rest of the building, provided that the entire building conforms to the height and area limitations of the most restricted use. In this case, under type C construction, the proposed building, with an automatic sprinkler system and the height and area requirements which that provides, meets the height and area requirements of an A-3 Assembly type use.

ZONING SUMMARY

ADDRESS:
2405 Martin Luther King, Jr. Avenue, SE
Washington, DC 20020

ZONE:
C-2A
Lot 808
Square 5789

LOT AREA:
6,500 SF

LOT COVERAGE:
5,778 SF/ 89% Lot Coverage

HEIGHT LIMIT:
Permitted: 50 FT
Existing Building: 31 FT

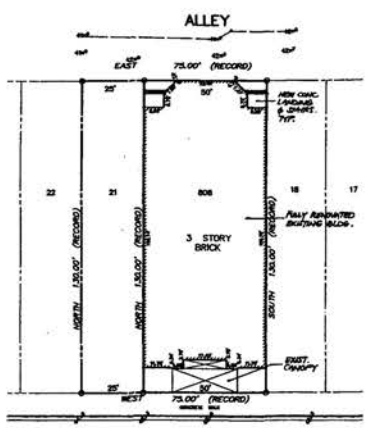
FAR:
Permitted: 1.5
Proposed: 1.67

NOTES

1. The horizontal datum is based on the Office of the Surveyor plat datum.
2. The vertical datum is based on the following benchmarks provided by the D.C. Surveyor's Office:
   - BM 13-22 West End of first step at #11 Police Precinct Bldg. at corner of martin Luther King Blvd. & Chicago St. elevation 50.95
   - BM 13-1 Corner of Light Base near the corner of Talbert St. & Martin Luther King Blvd. elevation 50.96
3. Boundary information shown hereon was obtained from official city records and verified in the field insofar as possible. Property line dimensions from official records may not necessarily agree with actual measured dimens

DRAWING INDEX

T.1	TITLE SHEET / SITE PLAN & NOTES
C.1	EXISTING CONDITIONS
C.2	SITE PLAN
C.3	UTILITY PROFILE
D.1	DEMOLITION PLANS
D.2	SELECTIVE ELEVATION DEMOLITION
A1.1	1st FLOOR PLAN, 2nd FLOOR PLAN, ROOF PLAN
A2.1	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	WALL SECTION & DETAILS
A4.2	WALL SECTION & DETAILS
A5.1	STAIR PLANS & SECTIONS; ELEVATOR PLAN & SECTION
A6.1	PARTITION SCHEDULE
A6.2	DOOR SCHEDULE; WINDOW SCHEDULE; STOREFRONT SCHEDULE; DETAILS
IA.101	1st & 2nd FLOOR REFLECTED CEILING PLANS
IA.102	1st & 2nd FLOOR FINISH PLANS
IA.103	1st & 2nd FLOOR FURNITURE PLANS
IA.104	INTERIOR ELEVATIONS
IA.105	INTERIOR ELEVATIONS
IA.106	FINISH SCHEDULE; ENLARGED PLAN/ELEVATION
S.1	1st FLOOR FOUNDATION PLAN
S.2	2nd FLOOR FRAMING PLAN
S.3	ROOF FRAMING PLAN
S.4	TYPICAL SECTIONS
S.5	NOTES
ES.1	EXISTING STRUCTURE
M1.1	MECHANICAL COVER SHEET
M1.2	MECHANICAL SPECIFICATIONS
M2.1	MECHANICAL FLOOR & ROOF PLANS
M3.1	MECHANICAL DETAILS
M3.2	MECHANICAL DETAILS
M4.1	MECHANICAL SCHEDULES
M4.2	MECHANICAL SCHEDULES
P.1	PLUMBING/FIRE PROTECTION SPECIFICATIONS
P.2	PLUMBING FLOOR PLANS
P.3	PLUMBING ROOF PLAN SCHEDULES & DETAILS
E1.1	ELECTRICAL COVER SHEET
E1.2	ELECTRICAL COVER SHEET
E1.3	ELECTRICAL SPECIFICATIONS
E1.4	FIRE ALARM SPECIFICATIONS
E2.1	1st & 2nd FLOOR LIGHTING PLANS
E2.2	1st & 2nd FLOOR POWER PLANS
E3.1	1st & 2nd FLOOR FIRE & SECURITY PLANS
E4.1	SINGLE LINE DIAGRAM
E5.1	ELECTRICAL DETAILS
E5.2	FIRE DETAILS
E5.3	SECURITY DETAILS
E6.1	PANELBOARD SCHEDULES



1 / T.1 SITE PLAN
SCALE: 1" = 20'-0"



DEMOLITION NOTES

A.1 REMOVE DOTTED AND/OR HATCHED PORTION OF EXISTING WALL, TYPICAL. COORDINATE WITH NEW WORK AS REQUIRED. PROVIDE TEMPORARY BRACING AS REQUIRED.

A.2 SPECIAL CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO EXISTING CONSTRUCTION SCHEDULED TO REMAIN.

A.3 REFER TO STRUCTURAL DRAWINGS WHEN REMOVING OR RELOCATING EXISTING CONCRETE SLABS, STEEL BEAMS, OR OTHER FRAMING MEMBERS

A.3 ANY PORTION OF BUILDING EXPOSED BY REMOVAL OF EXISTING WORK SHALL BE PATCHED TO MATCH ADJACENT EXISTING OR NEW SURFACE AS REQUIRED.

A.4 COORDINATE DEMOLITION WITH ELECTRICAL & MECHANICAL WORK AS REQUIRED.

DEMOLITION SYMBOLS

① REMOVE EXISTING MASONRY WALL
PROVIDE TEMPORARY BRACING AS REQUIRED

② REMOVE EXISTING EXTERIOR BRICK VENEER

③ REMOVE EXISTING STEEL STAIRS

④ REMOVE WALL AT AREA OF NEW OPENING

⑤ REMOVE PORTION OF EXISTING CONCRETE SLAB

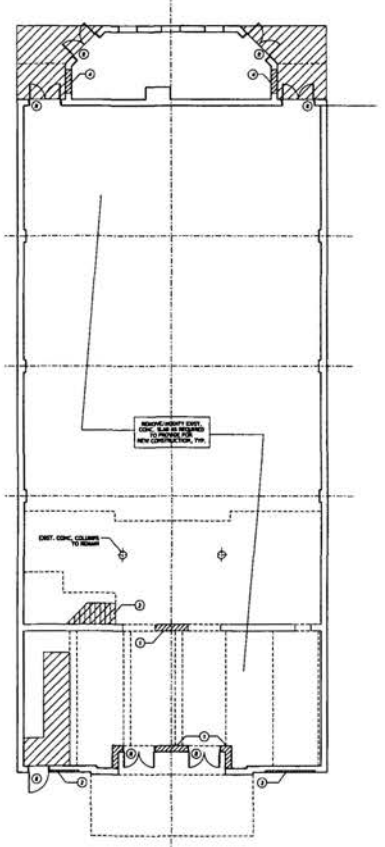
⑥ REMOVE EXISTING MECHANICAL EQUIPMENT
COORDINATE WITH NEW WORK AS REQUIRED

⑦ REMOVE EXISTING CHAIN LINK FENCE

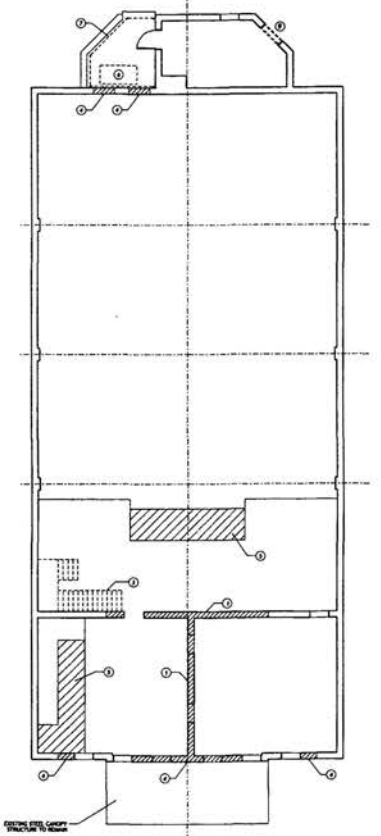
⑧ REMOVE EXISTING MASONRY PARAPET

⑨ REMOVE EXISTING LOUVRE VENT

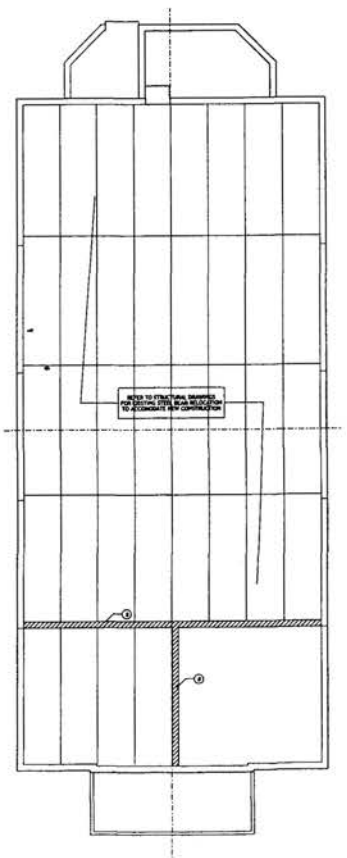
⑩ REMOVE EXISTING DOOR, CASING AND TRIM.



1 / D.1 1ST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



2 / D.1 2ND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



3 / D.1 ROOF DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES

A.1 REMOVE DOTTED AND/OR HATCHED PORTION OF EXISTING WALL, TYPICAL. COORDINATE WITH NEW WORK AS REQUIRED. PROVIDE TEMPORARY BRACING AS REQUIRED.

A.2 SPECIAL CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO EXISTING CONSTRUCTION SCHEDULED TO REMAIN.

A.3 REFER TO STRUCTURAL DRAWINGS WHEN REMOVING OR RELOCATING EXISTING CONCRETE SLABS, STEEL BEAMS, OR OTHER FRAMING MEMBERS

A.3 ANY PORTION OF BUILDING EXPOSED BY REMOVAL OF EXISTING WORK SHALL BE PATCHED TO MATCH ADJACENT EXISTING OR NEW SURFACE AS REQUIRED.

A.4 COORDINATE DEMOLITION WITH ELECTRICAL & MECHANICAL WORK AS REQUIRED.

DEMOLITION SYMBOLS

1 REMOVE EXISTING MASONRY WALL
PROVIDE TEMPORARY BRACING AS REQUIRED

2 REMOVE EXISTING EXTERIOR BRICK VENEER

3 REMOVE EXISTING STEEL STAIRS

4 REMOVE WALL AT AREA OF NEW OPENING

5 REMOVE PORTION OF EXISTING CONCRETE SLAB

6 REMOVE EXISTING MECHANICAL EQUIPMENT
COORDINATE WITH NEW WORK AS REQUIRED

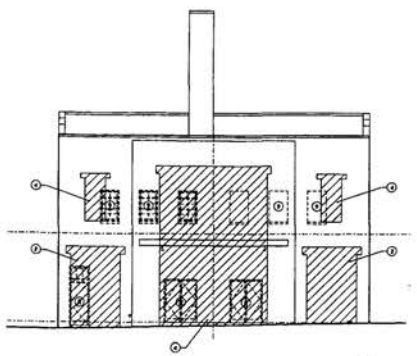
7 REMOVE EXISTING CHAIN LINK FENCE

8 REMOVE EXISTING MASONRY PARAPET

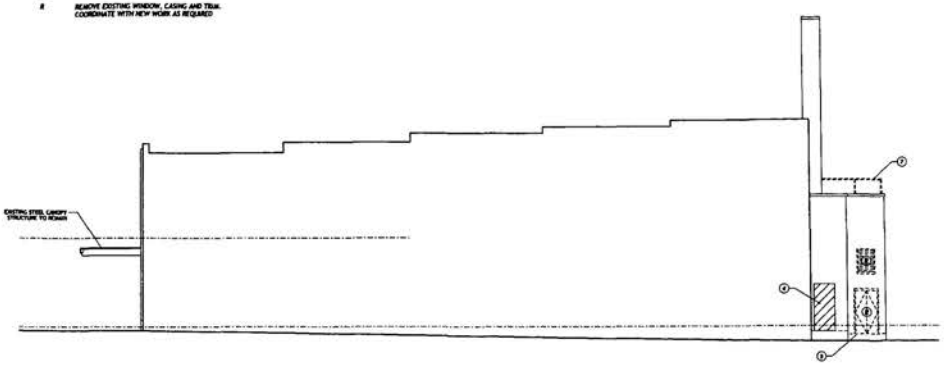
9 PATCH EXISTING OPENING TO MATCH ADJACENT EXISTING SURFACE

D REMOVE EXISTING DOOR, CASING AND TRIM.

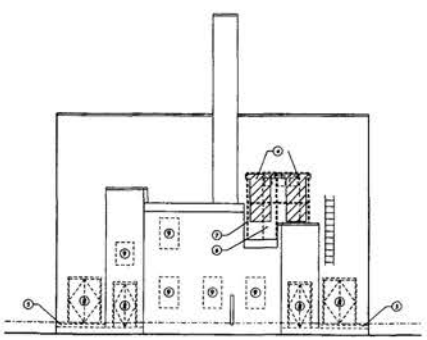
REMOVE EXISTING WINDOW, CASING AND TRIM.
COORDINATE WITH NEW WORK AS REQUIRED



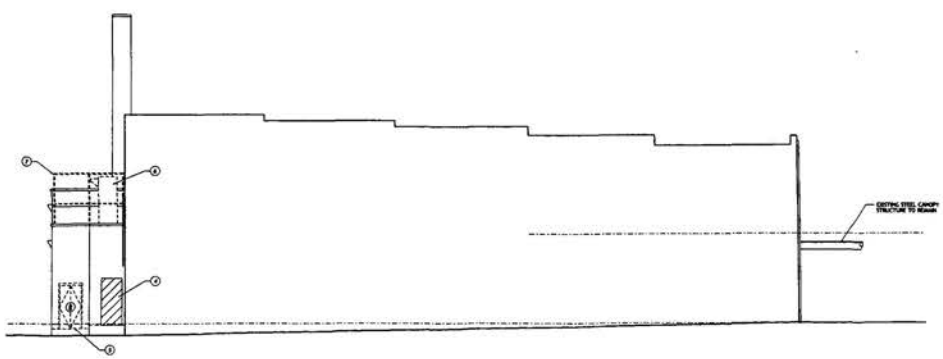
1/D.2 EAST ELEVATION DEMOLITION
SCALE: 1/8" = 1'- 0"



2/D.2 NORTH ELEVATION DEMOLITION
SCALE: 1/8" = 1'- 0"



3/D.2 WEST ELEVATION DEMOLITION
SCALE: 1/8" = 1'- 0"



4/D.2 SOUTH ELEVATION DEMOLITION
SCALE: 1/8" = 1'- 0"

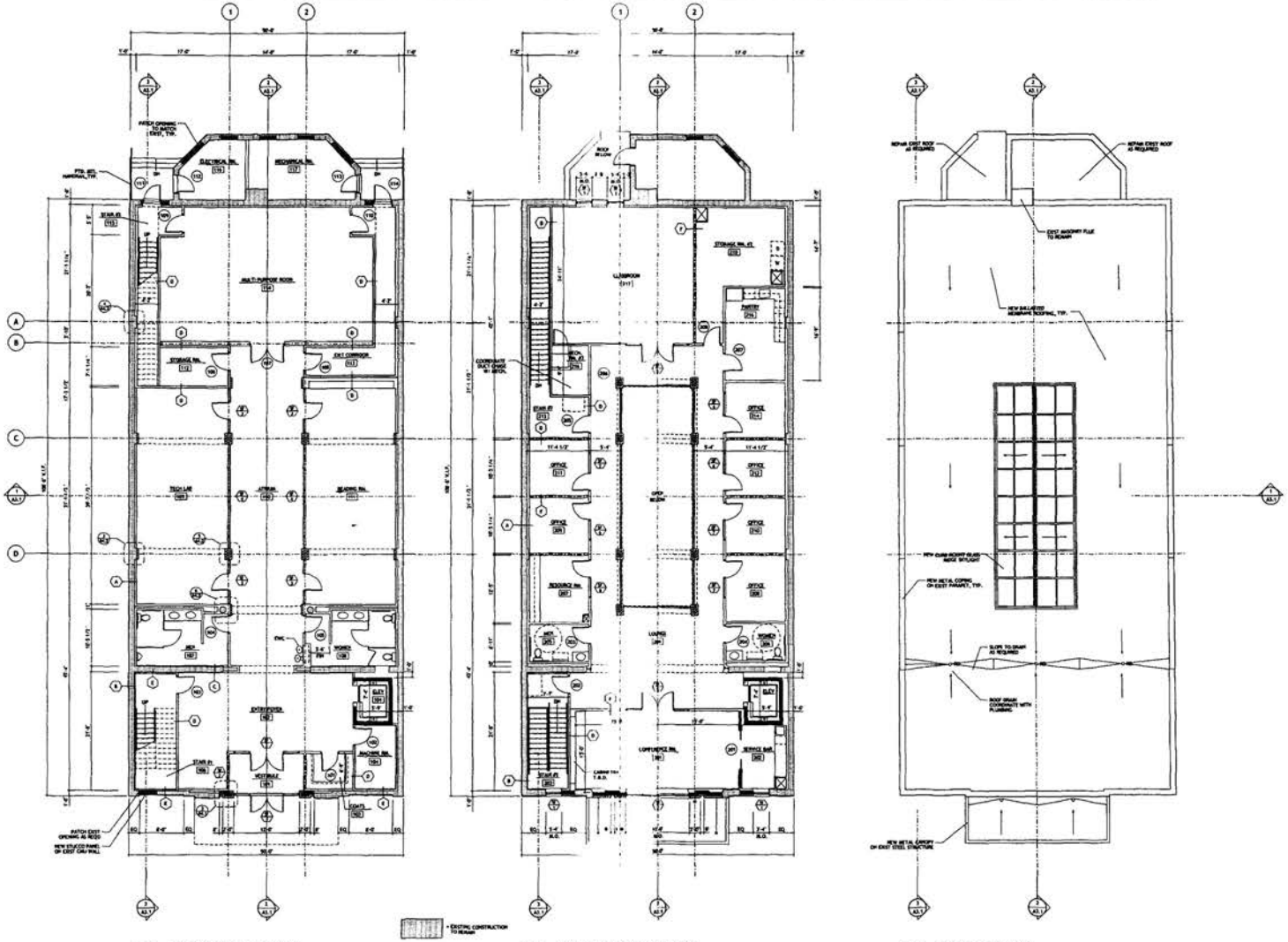
MUSE ARCHITECTS
5430 Connecticut Avenue NW
Washington, DC 20015

GOOD SAMARITAN FOUNDATION

95% PROGR

SELECTIVE ELEVATION DEMOLITION

SHEET NO.
D



1 A1.1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 A1.1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

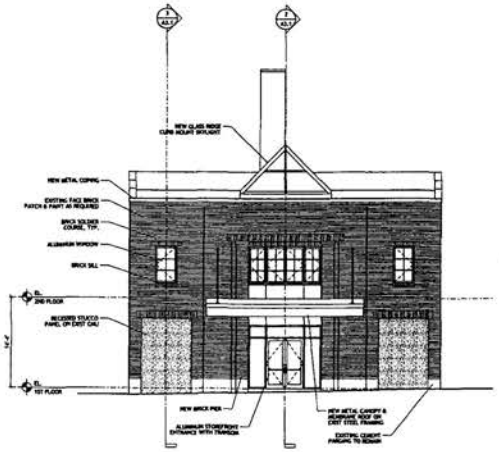
3 A1.1 ROOF PLAN
SCALE: 1/8" = 1'-0"

MUSE ARCHITECTS

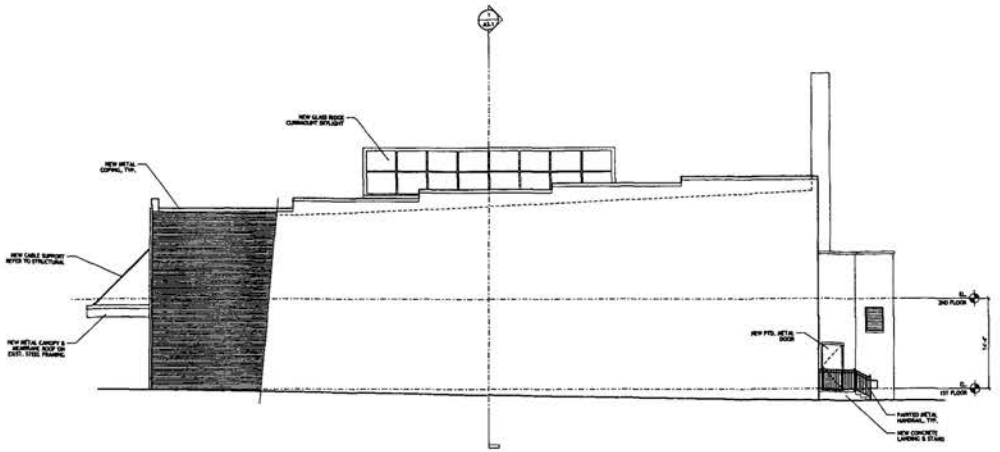
GOOD SAMARITAN FOUNDATION

1ST & 2ND FLOOR PLANS

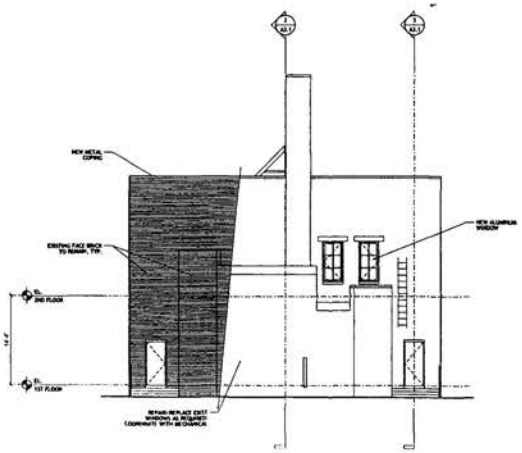
SHEET NO.
A1



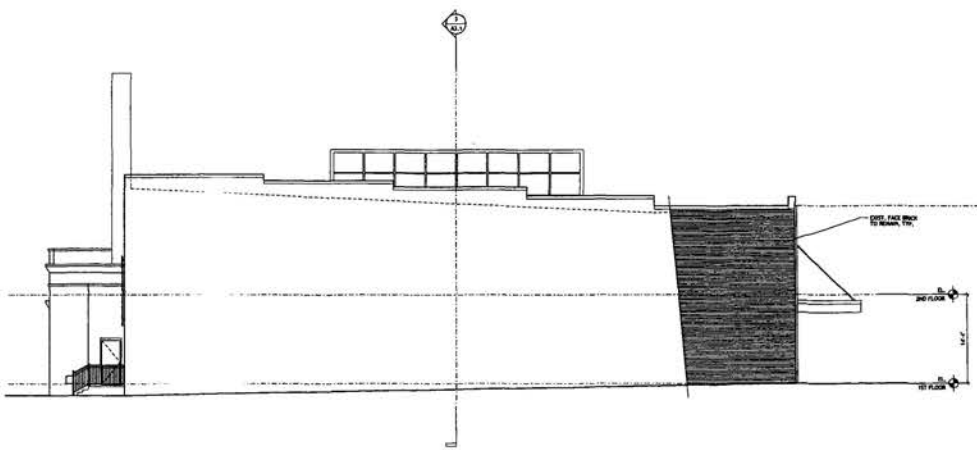
1 A2.1 EAST ELEVATION
SCALE: 1/8" = 1'- 0"



2 A2.1 NORTH ELEVATION
SCALE: 1/8" = 1'- 0"



3 A2.1 WEST ELEVATION
SCALE: 1/8" = 1'- 0"



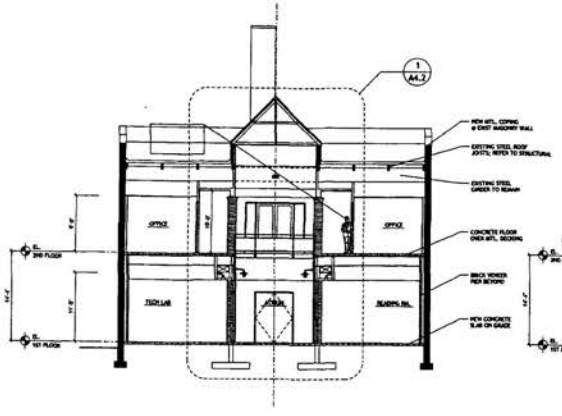
4 A2.1 SOUTH ELEVATION
SCALE: 1/8" = 1'- 0"

MUSE ARCHITECTS

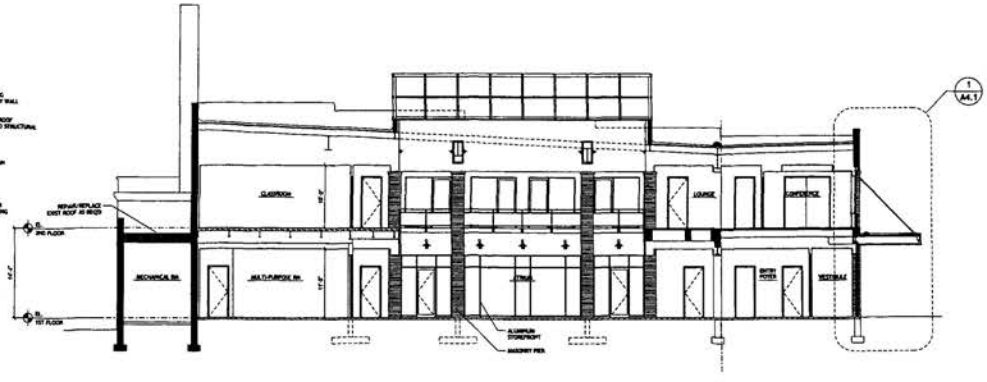
GOOD SAMARITAN FOUNDATION

BUILDING ELEVATIONS

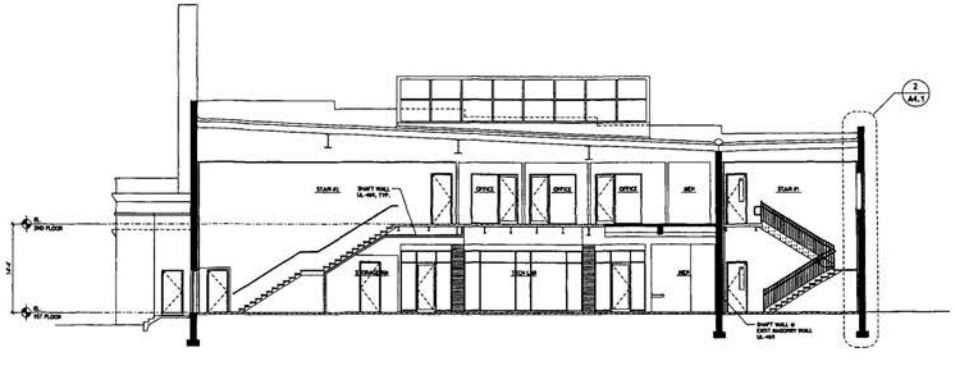
SHEET NO.
A2



1 A3.1 CROSS SECTION
SCALE: 1/8" = 1'-0"



2 A3.1 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



3 A3.1 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

MUSE ARCHITECTS
5630 Connecticut Avenue NW Washington, DC 20015

GOOD SAMARITAN FOUNDATION

BUILDING SECTIONS

SHEET NO.
A3

E

OUTLINE OF TESTIMONY OF
EUGENIA MERCER, EXECUTIVE DIRECTOR
GOOD SAMARITAN FOUNDATION

I. INTRODUCTION

A. Eugenia Mercer; Representative of the Applicant

II. OVERVIEW OF THE GOOD SAMARITAN FOUNDATION

A. History/Background

B. Program Description

C. Program Goals

III. COMMUNITY OUTREACH

A. Meeting with ANC 8C

B. Discussions with Neighboring Institutions Regarding Parking

IV. CONCLUSION

F

OUTLINE OF TESTIMONY OF
WILLIAM KIRWAN, PROJECT ARCHITECT

I. INTRODUCTION

A. William Kirwan, AIA; Project Architect

B. Experience in the District of Columbia

II. PROPOSED PROJECT

A. Current State of Building

B. Renovations and Modifications

C. Discussion of Program Space

III. SATISFACTION OF AREA VARIANCE STANDARDS

A. Exceptional or Extraordinary Situation or Condition

B. Practical Difficulty of Satisfying the Strict Application of the Zoning Regulations

C. Granting the Variance Will Not Cause Substantial Detriment to the Public Good or Substantially Impair the Intent, Purpose or Integrity of the Zone Plan

IV. CONCLUSION