GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Ellen McCarthy, Interim Director

DATE: May 10, 2005

SUBJECT: Supplemental Report – BZA Application No. 17305- Special Exception Request (Southeast D.C. Partners) 4605 2826 Q Street, S.E., Square 5583, Lot 804

APPLICATION

The Board of Zoning adjustment requested the Office of Planning review examples of community service centers in the R-5-A District with dormitory space available for use by student volunteers.

FINDINGS

The Office of Planning submits the following findings:

- There is not a landlord tenant relationship between the owner and the volunteers. The dormitory accommodations are provided free.
- The student volunteers are an integral part of the community service program at the center. The transient nature of the temporary residential units is integral and constitute an adjunct use to the principal function.

The closest comparison would be a private club, such as the Cosmo Club, which has members who may stay temporarily at the club when visiting. The club is the primary use. A dormitory use is also permitted as a matter-of-right in the R-5-A zone district (Sections 330 and 350).

If the building were to change ownership, it could be used for any matter of right use permitted in the R-5-A District. Any other use would require special exception relief by the BZA.

BZA
Case No. 17305
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO. 17305
EXHIBIT NO. 34

Therefore, OP has no objections to the use of three rooms on the third floor of the subject community service center as temporary residential units (dormitory accommodation) for thirty-six (36) student volunteers, with the condition that there be no fee, rent or other charge for the use of the dormitory.