

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Jonathan Kirschenbaum, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: July 3, 2019

SUBJECT: BZA Case 20064 (1608 3rd Street, NW) to permit a community service center use in an existing row building.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- Community Service Center, Subtitle U § 320.1(b), pursuant to Subtitle X § 900.

II. LOCATION AND SITE DESCRIPTION

Address	1608 3 rd Street, NW
Applicant	Mount Sinai Baptist Church
Legal Description	Square 520, Lot 93
Ward, ANC	5/5E
Zone	RF-1
Lot Characteristics	Interior rectangular lot measuring 17.21 ft. by 88.3 ft. The lot is bounded by 3 rd Street, NW to the east, a 10-foot public alley to the west, and row buildings to the north and south.
Existing Development	Two-story row building used as a men’s and women’s outreach center by Mount Sinai Baptist Church.
Adjacent Properties	Two-story row buildings.
Surrounding Neighborhood Character	Residential row buildings, church, and a multiple dwelling building.

III. Proposed Development

The owner and applicant, Mount Sinai Baptist Church, proposes to reuse an existing row building as a community service center use. The property is located across the street from the church building of Mount Sinai Baptist Church. The operator of the community service center use would be Unique Learning Center (ULC), which currently operates within Mount Sinai Baptist Church.

The applicant states that ULC is a non-profit organization providing a daily after-school and summer program for approximately 40 at-risk students. ULC provides the following programming: tutoring, books clubs, sporting events, community service events, and bible studies.

Students would typically arrive at 3:30 pm, and the site would be open until approximately 6:30 pm on Mondays, Tuesdays, and Thursdays. On Wednesdays the site would be open until approximately 8:30 pm. On Fridays, students would arrive at approximately 4:00 pm and leave around 9:00 pm.

IV. OFFICE OF PLANNING ANALYSIS

Special Exception Relief from Subtitle U § 320.1(b), Community Service Center.

(b) *A community service center to accommodate organizations created for the purpose of improving the social or economic well-being of the residents of the neighborhood in which the center is proposed to be located which may include but not be limited to centers for job training, family counseling, consumer cooperatives, and such other facilities as are similar in nature and purpose, subject to the following conditions:*

(1) *A community service center shall be located so that it is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions;*

The proposed community service center use already operates across the street at Mount Sinai Baptist Church and would not likely become objectionable to neighboring properties. Most occupants of the building would be students, who would walk to the subject premises from school and are local residents of the Shaw-Howard University area where the property is located. The applicant also states that most volunteers live in the immediate area and would walk to the subject property. The Shaw-Howard University Metro Station is a 0.5 mile walk from the subject property. There should not be an increase in traffic in the surrounding area or an increase in noise.

(2) *The use shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located; and*

The proposed community service center would be convenient to the neighborhood in which it would be located. The applicant states that the mission of ULC is to serve at-risk students who live in the Shaw-Howard area.

(3) *A community service center shall not be organized for profit, and no part of its net income shall inure to the benefit of any private shareholder or individual;*

The applicant states that the proposed community service center would be operated as a non-profit and any income earned would not inure to the benefit of any private shareholder or individual.

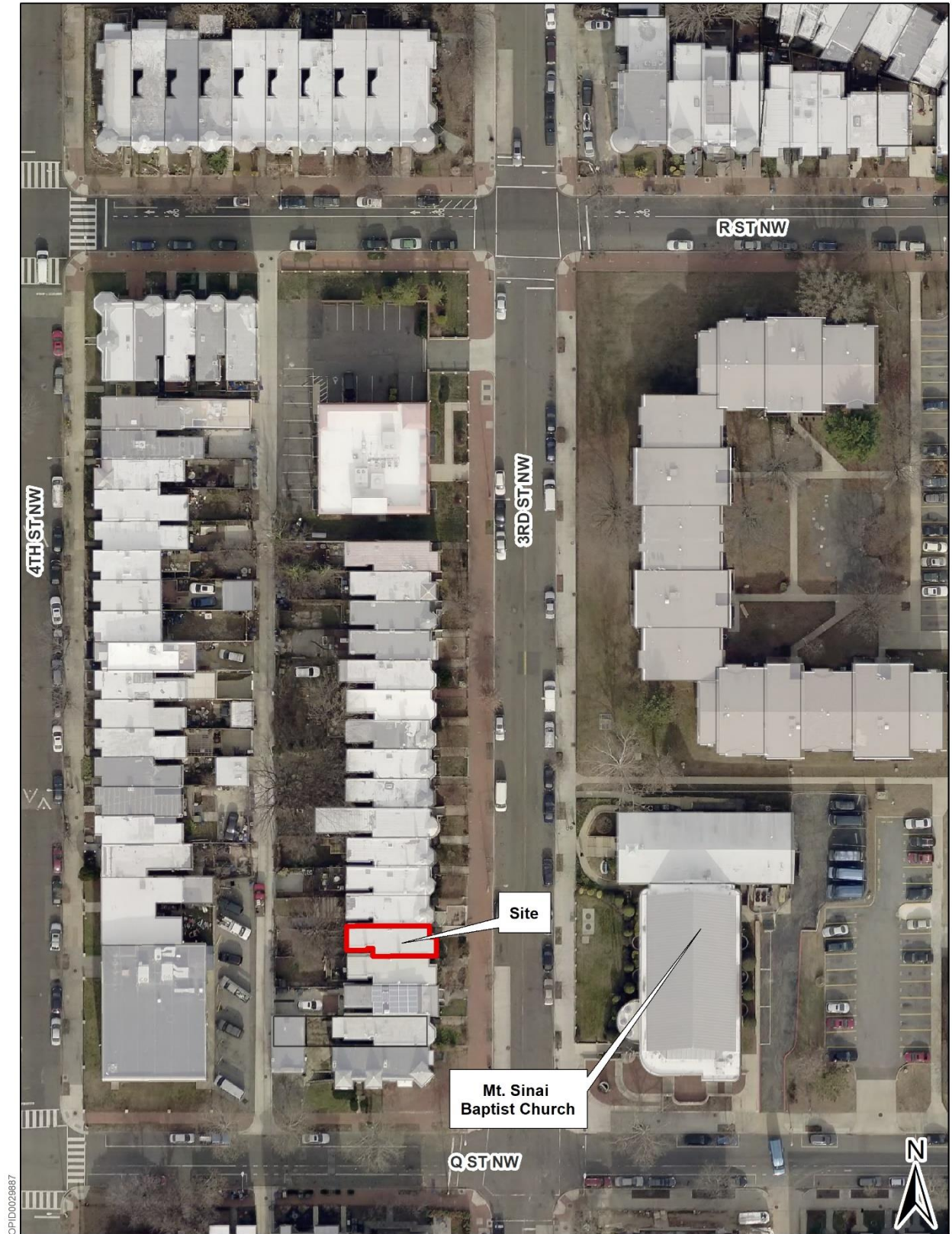
V. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other district agencies at the time this report was filed to the record.

VI. COMMUNITY COMMENTS TO DATE

At its regularly scheduled meeting on June 18, 2019, ANC 5E voted to recommend approval of the requested relief (Exhibit 27).

Attachment: Location Map



OPID0029887