

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Crystal Myers, Case Manager
 Joel Lawson, Associate Director Development Review

DATE: June 11, 2025

SUBJECT: BZA Case 21305: Request to reuse a church building as a community center building at 2430 Ainger Pl. SE

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle X §901:

- U§ 203.1(d) Community Center Building Special Exception Use

II. LOCATION AND SITE DESCRIPTION

Address	2430 Ainger Place SE
Applicants	Goulston and Storrs on behalf of Minerva Vision Group
Legal Description	Square 5740; Lot 295
Ward, ANC	Ward 8; ANC 8B
Zone	RA-1
Historic Districts	None
Lot Characteristics	32,172 sq.ft. corner lot at the intersection of Alabama Ave. SE and Ainger Pl. SE
Existing Use	Vacant church building
Adjacent Properties	Rear property- church owned apartment building Western property- church with its parking lot
Surrounding Neighborhood Character	Across the street at 2429 Ainger Pl. SE. is a parking lot owned by the Applicant
Proposed Development	The proposal would permit reusing this former church building as a community center

III. LOCATION



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

	Regulation	Proposed ¹	Relief
U§ 203.1 Community Center			Special Exception Requested
C § 704.1 Vehicle Parking (Community based Facility)	10 spaces	70 spaces	Conforms

V. OP ANALYSIS

Subtitle X Section 901 Special Exception Review Standards

901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

(a) *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

Granting the relief would be in harmony with the general purpose and intent of the Zoning Regulations and Maps. The RA zones allow for “limited non-residential uses that are compatible with adjoining residential uses”. The relief would not increase non-residential

¹ Information provided by the Applicant

uses in the area. Instead, it would replace one non-residential use with another. The proposed community center use is similar to the previous church use and no structural changes to the building's exterior are proposed. The proposed use should be compatible with the surrounding residential uses.

(b) *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The requested relief should not adversely impact the neighboring properties, and it would allow this church property to be reused. The community center operations should not be objectionable to the neighboring properties. Its' hours of operation are expected to end by 9 pm. Trash would be contained inside the building until emptied by a trash removal service. Parking would be accommodated across the street at 2429 Ainger Pl. SE where the Applicant owns a parking lot with 70 spaces. All spaces would be available to the community center.

The center should benefit the surrounding community because its space would be rented out to groups providing supportive services to the neighborhood.

Subtitle U Section 203.1 Special Exception Uses...Community Center:

(d) *Community center building, park, playground, swimming pool, or athletic field, operated by a local community organization or association, subject to the following conditions:*

(1) *The use shall not be organized for profit, but shall be organized exclusively for the promotion of the social welfare of the neighborhood in which it is proposed to be located;*

The requested relief is for a nonprofit organization and the building would only be used for the local neighborhood's social welfare. According to the Applicant, the building's space would be rented out to groups that would provide artistic and educational skill-building activities to the local community.

(2) *The use shall not include retail sales to the general public but may charge a fee to members for services, which may include refreshments;*

This community center would not include retail sales to the general public.

(3) *The use shall not likely become objectionable in a R zone because of noise or traffic;*

The proposed community center should not become objectionable because of noise or traffic. Noise should not be a concern because the center's activities would primarily occur indoors, and its operations are expected to end by 9:00 pm. Traffic and parking would not be a problem because in a parking lot across the street the building has considerably more parking spaces than required. Furthermore, since the community center aims to serve residents in the area, visitors could walk, bike, or take public transportation to the property.

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

The community center would be reasonably necessary and convenient to the local neighborhood. The center would be in the community it intends to serve, and it would provide space for community meetings, artistic and educational classes, and for skill-building activities.

VI. OTHER DISTRICT AGENCIES

As of the writing of this report, no other agency has submitted a report on this case.

VII. ADVISORY NEIGHBORHOOD COMMISSION

ANC 8B submitted a report in support of the proposed use, (Exhibit 20).

VIII. COMMUNITY COMMENTS

As of the writing of this report, there are no other community comments in the record.