

BURDEN OF PROOF: Revision

BEYOND LIGHT, Inc

4212 Livingston Road SE

Washington DC, 20032

The noted property is currently being used for living purposes (1) Person. The property is inherent property left by my deceased father, who was married during the time of his death. LOIS FLETCHER is my Step mother and she is in accordance of having the property reverted to a” MALES TRANSITIONAL PROGRAM” which further support BEYOND LIGHT, Inc VISION.

BEYOND LIGHT, Inc is a 501 c 3 BEHAVIORAL HEALTH PROGRAM. The property mentioned will be used for the purposes of Uplifting and empowering Our MALES through a 90 DAY WORK THERAPY MALE TRANSITIONAL program. The clients must be employed; attended all in-house groups and meet with their primary counselor and Care Coordinator weekly for on-going stabilization and manageability: Take urinalysis as directed. Meet with other providers as indicated; medical/mental health. Rules: The facility has a back area for smoking purposes (Only), Clients are not permitted to drive and or access any vehicle (WORK RELATED ONLY) No female company, unless in a therapy section with a provider. Client’s must sign in an out of the property to and from work and or social passes, and or any attendance with staffs for NA/AA meeting. Clients are provided with a Rule booklet and processed with the intake staff person. Clients are not allowed to engage in the following: No hanging out in the neighborhood and /or loud music in the facility. No Drug and or Alcohol use, will result in termination (ASAP) The program is referral based through COURT SERVICE SUPERVISION AGENCY (CSOSA) and DEPARTMENT OF BEHAVIORAL HEALTH (DBH) **NO WALK-IN POLICY**.

The noted population does not propose any threat to the neighborhood. The clients whereabouts will be monitored daily. Supervision in the facility (24) hours a day; seven days a week

There are no constructional issues; clients are not permitted to drive during their 90-day treatment.

The property will not need a building permit. The structure will not change. Lot 6215 and 0015 is the only required space. Across from the HOME/PROPERTY, there is a park for the community. The noted property will house 8-10 clients. Clients will not propose a threat and/or exhibit behavior of a public nuisances. Due to the original structure, the property is not handicap assessable. Thus, WORK THERAPY only MOBILE clients and they must be employed. A GOVERNMENT OF THE DISTRICT OF COLUMBIA Board of Zoning Adjustment

Board of Zoning Adjustment
District of Columbia
CASE NO. 19783
EXHIBIT NO. 50

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This self-certified application was submitted May, 1. 2018, by Tywania Fletcher-Langley (“Applicant”), the owner of the property that is the subject of the application. The application requests a special exception under section X,901.2 of the Zoning Regulations to allow development of a new four-unit apartment building in the R-A-1- district at 4212 Livingston Road SE (Square 6219, Lots 0015 and 61).

Party Status. In addition to the Applicant, ANC 8D-03 was notified December 12, 2017 requesting to be scheduled to meet with the homeowners of that ward within 200 feet BZA APPLICATION NO. 19783

Applicant’s Case. The Applicant presented evidence and testimony describing plans to open an 8-10-unit MALE transitional Program. (Nonstructural) with public street parking spaces. Clients will only use the back yard with- in the lot and square footage at the rear of the property. The Applicant indicated there is no public alley at the rear of the subject property. According to the Applicant, approval of the requested special exception would improve the current condition of the subject property and would not adversely affect the use of neighboring property.

Government Reports. By memorandum dated May 8, 20017, the Office of Planning (“OP”) recommended approval of the requested special exception, concluding that the project would satisfy the requirements of sections 353 and 3104.1. OP cited policy support in the District Elements of the Comprehensive Plan for the National Capital (“Comprehensive Plan”) for new infill housing and noted that “an adequate number of Treatment programs and Oxford housing and transitional housing and public schools” were located within1-5 miles of the proposed development to accommodate future clients who might reside there.

There no Public alley to be constructed and or used for any purposes

ANC Report. Advisory Neighborhood Commission 8-D-03 did not submit a written report in this proceeding. It therefore could not be given great weight by the Commission.

BZA APPLICATION NO. 19783 PAGE NO. 3

FINDINGS OF FACT

The Subject Property and Surrounding Area

1. The subject property is located at 4212 Livingston Road SE., on the west/ east side of 3rd Street near its intersection with Livingston Road (Square 6219, Lots 0015). The parcel is trapezoidal and has an area of 4,091 square feet, with approximately 0 feet of frontage on 3rd Street. The parcel extends 100 feet deep and is almost 32 feet wide at the end of the street 500.00 feet and or rear lot line.

2. There is no public alley, abuts the subject property at the rear. There is no alley extends through the square from Livingston Road on the north to the south.

3. The site is improved with parks and new development and does not contains parked or abandoned vehicles.

4. The subject property is located in Ward 8 in the Anacostia neighborhood. The area in the vicinity is developed primarily with moderate-density apartment buildings, one-family detached dwellings, and row dwellings. Two apartment buildings on adjoining lots directly south of the subject property, located at 4200 and Livingston Road., contain seven and 14 units, respectively. A community park to the north. Several public elementary, middle, and high schools are located within a mile (s) of the subject property.

5. 3rd Street SE, located one block south of the subject property, is not a major traffic arterial and is served by Metrobus routes that provide connections to the South Capitol Street SE and/or Metrorail stations within miles to(Anacostia Metro Rail station.

6. The future land-use map of the Comprehensive Plan designates the subject property as moderate-density residential Community Based institutional, characterized predominantly by row dwellings and garden apartments as well as a mix of 14 or more family detached dwellings and low-rise apartment buildings.

Applicant's Project

7. The Applicant plans to construct a Family dwelling into a MALE Work Therapy Transitional program , three stories without cellar, approximately 38 feet in height. Each floor, will house a two person-bedroom unit. BZA APPLICATION NO. 19783 PAGE NO. 4

8. The Single Family Dwelling building will be 125.28 feet wide and 21.88 feet long (Scale 1:20) The property will have a nine-foot side yard on the south side. There is side yard, approximately nine feet at its most narrow, on the south side of the building. The rear yard will be 46 feet deep. (ATTACHED)

9. The Applicant will provide landscaping on the property, including sod ground cover and small trees and shrubbery around the building. The parking area (pubic) "No" evergreen hedge along the western side and cinderblock walls, along the north sides. A trash receptacle will be provided on a concrete pad located at the side and /or rear of the building, accessible by a three-foot-wide paved walkway leading to the back-yard area; trash will be removed through DC Government required area.

10. The Applicant's lighting plan designates low-mounted attached to property fixtures to avoid adverse light impacts on neighboring property.

11. The Home will have limited impacts on the provision of air and light to adjacent properties.

Harmony with Zone Plan

12. The R-A-1 districts are general Residence districts designed to permit flexibility of design by permitting, in a single district, all types of urban residential development if they conform to the height, density, and area requirements. 11 DCMR § 350.1. The R-A1 district permits a low height and density. 11 DCMR § 350.2.

13. The Applicant's proposal will satisfy matter-of-right requirements in the R-A-1 zone for parking and for home building height, setbacks, and surrounding area ratio.

14. The Board credits the conclusion of the Office of Planning that the requested special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Map, as well as with provisions of the Comprehensive Plan and future land-use map. The Single-family dwelling home will be in character with the mix of one-family dwellings and presently located near the subject property

Respectfully submitted,

Tywania Fletcher-Langley

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