

uniquelearningcenter



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BZA CASE NO. 20064 OF MT. SINAI BAPTIST CHURCH + UNIQUE LEARNING CENTER

1608 3RD ST, NW

JULY 17, 2019

Board of Zoning Adjustment
District of Columbia
CASE NO. 20064
EXHIBIT NO. 31

Overview

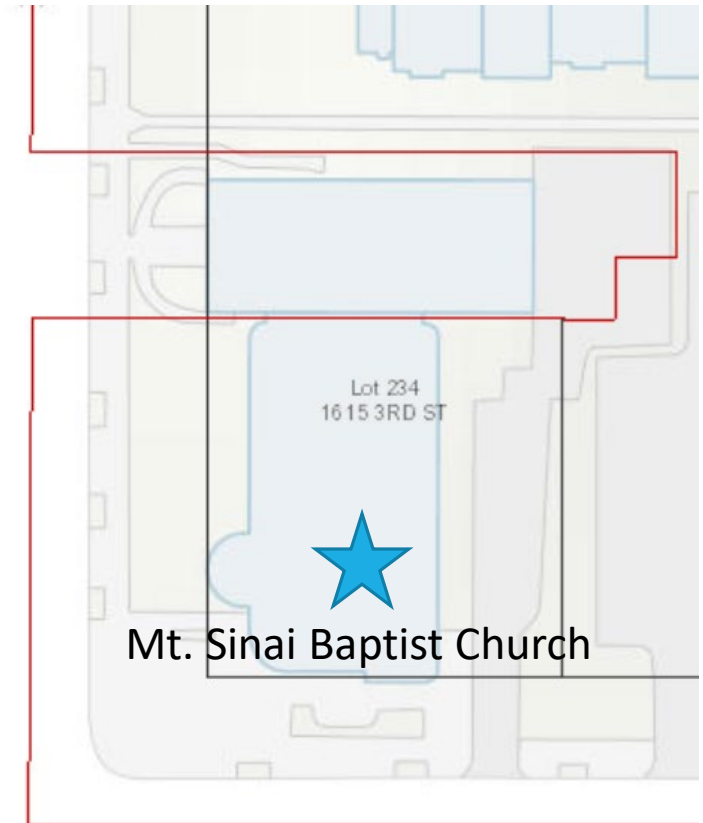
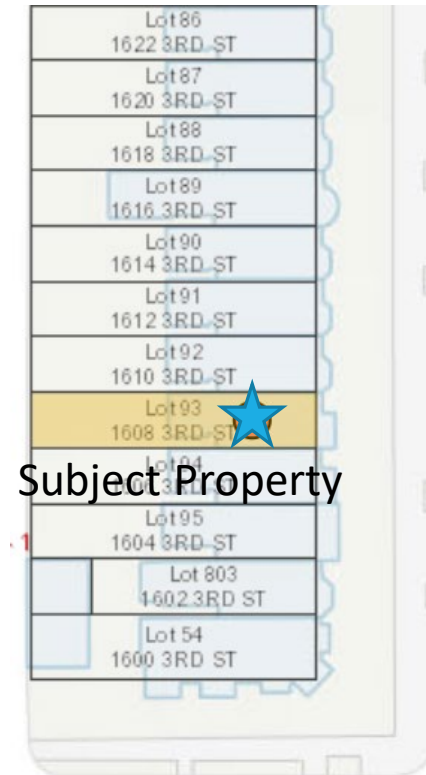
- Mount Sinai Baptist Church owns the property located at 1608 3rd Street, which is zoned RF-1
- Subject Property is improved with a row building
- The Unique Learning Center is a 501(c)(3) nonprofit organization that provides a nurturing and educating Christian environment for at-risk children and youth in the Historic Shaw community in northwest Washington, DC
- The Church desires to lease the Building to ULC which currently operates out of Mt. Sinai Baptist Church, located directly across the street from the Subject Property, at 1615 3rd Street, NW

Requested Relief- U § 320.1(b)

- Subtitle U § 320.1(b) permits a community service center in the RF-1 Zone, provided that the organization is “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”
- The ULC meets this definition, as it is a non-profit organization dedicated to providing a nurturing and educating Christian environment for at-risk children and youth in the Historic Shaw community in northwest Washington, DC

Subject Property

- Subject Property is currently improved with a row dwelling owned by the church and used as Men's and Women's outreach center
- Area is primarily characterized by a mix of residential and religious uses
- ULC currently operates out of Mt. Sinai Baptist Church, which is directly across 3rd Street from the Subject Property
- The Shaw-Howard Metro Station is located five-tenths of a mile (0.5 mi.) from the Subject Property



Unique Learning Center and Proposed Use

- Unique Learning Center (“ULC”) is a 501(c)(3) nonprofit organization dedicated to providing a nurturing and educating Christian environment for at-risk children and youth in the Greater Historic Shaw community in northwest Washington, DC
- ULC seeks to provide inner city children and youth with the most effective tools of human development, thereby unlocking the rich potential of their undiscovered gifts and talents. Since 1982, ULC has partnered with parents, teachers, community leaders as well as a team of volunteers to instill academic excellence and high moral standards in its students. ULC takes a holistic approach to meeting the needs of inner-city kids whose lives are daily affected by the negative aspects of urban life
- Examples of ULC activities include tutoring programs, book clubs, summer camps, sporting events, community service events, and bible studies. ULC has grown significantly under director Sherry Woods, from a small effort with eight (8) children into a daily after-school and summer program reaching forty (40) students each year. With the support of area churches and neighborhood spaces, ULC has been changing the lives of children who would otherwise slip through the cracks of the public-school system

Requirements of U § 320.1(b)- Community Service Center in RF-1 Zone

- Subtitle U § 320.1(b) permits a community service center in the RF-1 Zone, provided that the organization is “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”
- The Subject Property is located in the Shaw-Howard area in Ward 5 and the mission of ULC is to provide programs for at-risk youth who live in the that area
- The relief is also subject to certain conditions explained on the following slides

Requirements of U § 320.1(b)- Community Service Center in RF-1 Zone

(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;

- Due to the nature of the use, the ULC is not likely to become objectionable to neighboring properties because of noise or otherwise objectionable conditions
- The program already operates out of the church (directly across the street)
- ULC is primarily an after-school program with a per day average of about thirty (30) elementary to middle school aged students
- Mondays and Wednesday- average number of students increases to around 35-40, as high school students attend the program on those days
- Majority of the children who participate in ULC programming currently walk from school to the Church
- Staff will be on-site from approximately 9 am - 7 pm and students arrive at ULC at 3:30pm
- On Mondays, Tuesdays, and Thursdays, ULC is open until approximately 6:30pm; on Wednesdays, ULC is open until approximately 8:30pm, although students will likely be across the street at Mt. Sinai for a weekly “Wednesday Night Meal” and tutoring
- On Fridays, ULC is open from about 4:00pm - 9:00 pm, as teens meet during this time for Bible Study and a Friday night outing

Requirements of U § 320.1(b)- Community Service Center in RF-1 Zone

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

- The Subject Property is located in the Shaw-Howard area in Ward 5 and the mission of ULC is to provide programs for at-risk youth who live in the that area
- Accordingly, the proposed use is reasonably necessary to the neighborhood in which it is proposed to be located

(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 ULC is organized as a 501(c)(3) non-profit organization and no part of its net income inures to the benefit of any private shareholder or individual

Community Outreach and OP Support

- Applicant attended the Bates Area Civic Association meeting and received unanimous support from the community
- ANC 5E also unanimously supports the Application and proposed use
- OP is recommending approval
- DDOT has no objection