



MEMORANDUM

TO: District Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: January 12, 2010

SUBJECT: BZA Case No. 18024 - Request for special exceptions under §§ 334, 352, and 3104 to allow a community service center in an existing building at 1470 Irving Street NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) **recommends approval** of special exception relief pursuant to §§ 334, 352, and 3104 to permit a community service center in an existing building in a residential district.

II. AREA AND SITE DESCRIPTION:

Address:	1470 Irving Street N.W.
Legal Description:	Square 2672, Lot 881 (a portion of Record Lot 723). Hereinafter, referenced as the "Property."
Ward/ANC:	1/1A
Lot Characteristics:	The Property is trapezoidal in shape and measures 65' along Irving Street and approximately 168' deep. In total, the site measures 19,681 square feet. The lot fronts Irving Street to the north and an improved 15' wide alley to the east.
Zoning:	R-5-B
Existing Development:	There is an existing three-story plus basement building. A portion of the building is occupied currently by the Barbara Chambers Children's Center, a use most recently approved, with conditions, pursuant to BZA Case #17731 (2008). The rear of the Property operates as an accessory surface parking lot and outdoor play area.
Historic District:	N/A
Adjacent Properties:	To the Property's north, across Irving Street, is Lincoln Middle School and Bell Multicultural High School. Immediately adjacent to the Property to the west is the Capitol City Public Charter School. Several buildings occupied by the Latin American Youth Center are located to the Property's west and south. A multi-family apartment building is also located south of the Property. To the east, across the alley, is a five-story multi-family apartment building.
Surrounding Neighborhood Character:	Square 2672 is split-zoned, with roughly the west half zoned R-5-B and the east half C-3-A. The Square contains residential, institutional, non-profit, and retail uses. The Columbia Heights Metro Station and the DC USA retail complex are approximately one block east of the Property.

III. PROJECT DESCRIPTION IN BRIEF

Applicant	Columbia Heights Shaw Family Support Collaborative (the "Collaborative")
-----------	--



<p>Proposal:</p>	<p>The Applicant proposes to operate a community service center use on the underused third floor of an existing building. The proposal would relocate certain operations of the Collaborative from its nearby present location at 1420 Columbia Road (approximately 1.5 blocks away from the proposed location). The application indicates that the community service center would focus its services on family stabilization and the prevention of youth violence, and the Collaborative would deliver on-site and off-site services to Ward 1 residents. No building expansion is proposed.</p>
<p>Relief Sought:</p>	<p>Special exceptions pursuant to §§ 334, 352, and 3104</p>

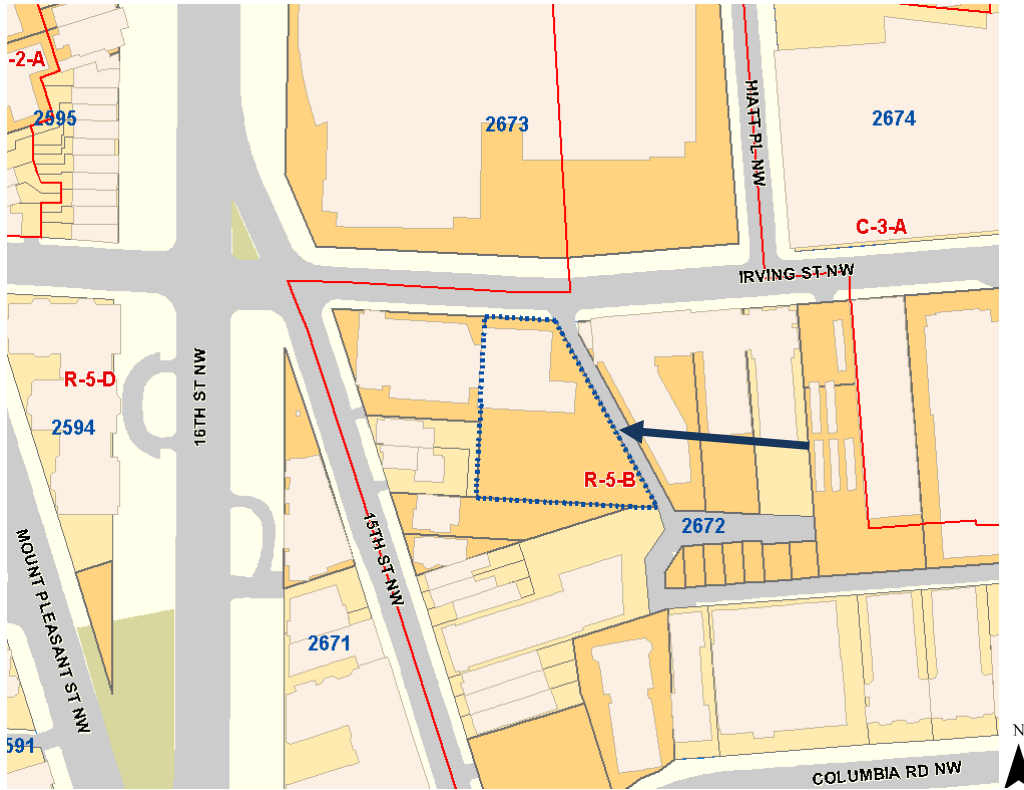
IV. IMAGES AND MAPS



View of the site looking south (across Irving Street)



View of the site looking north



Aerial view of the site (subject Property outlined in blue)

V. ZONING REQUIREMENTS AND ANALYSIS

The application requests special exception relief pursuant to § 334 (where the community service center use is first permitted) and the general requirements of § 3104.¹ The Applicant has also indicated that no off-street parking is required for the community service center use because the buildings on Record Lot 723 were constructed before 1958 and the Zoning Administrator has determined that there is an ample parking credit associated with the buildings.²

Special Exception: § 334

334.1 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 that 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, shall be permitted as a special exception in an R-4 District is approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

The community service center use would provide services for Ward 1 residents.

334.2 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 Collaborative should not be objectionable to neighboring properties. The application indicates that the community service center would have approximately 30 employees and would provide services to

¹ Uses permitted by special exception in the R-4 District are allowed in the R-5-B District pursuant to § 352.1.

² See the Zoning Administrator letter dated October 29, 2001 regarding required parking spaces on Record Lot 723.

approximately 5-10 visitors on-site per day. Most client contact would occur at off-site home visits by Collaborative staff. The Collaborative typically would operate from 9:00 a.m. to 5:00 p.m. Monday through Friday, with occasional evening meetings lasting until approximately 8:00 p.m. Three or four times a year, it would hold training sessions open to other community organizations. The Collaborative presently operates within this neighborhood and the new site already includes a child development center. As such, the proposed use should have little additional noise or other objectionable impacts to neighboring properties.

The application also states that, based on experiences from the Collaborative's current location, a substantial number of employees and visitors would access the site by public transportation or walking. The Property is located within close proximity to the Metrorail and several bus routes. Although the community service center use would not be required to provide any parking spaces, the Collaborative intends to continue leasing 10 spaces from an apartment building adjacent to its current Columbia Road location. The parking spaces would be approximately 1.5 blocks away from the Property. The proposed use is not likely to become objectionable to neighboring properties.

334.3 No structural changes shall be made except those required by other municipal laws or regulations.

The application states that construction associated with any planned third floor renovation would not be structural in nature.

334.4 The use shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located.

The community service center use would provide assistance to Ward 1 residents.

334.5 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 application indicates that the Collaborative is a not-for-profit entity.

VI. COMMUNITY COMMENTS/ANC

OP has reviewed a letter from ANC 1A reflecting a unanimous resolution in support of the proposal. OP has also received a letter of support from the CHV Tenants Association, Inc., a neighbor of the Collaborative at its present location (1420 Columbia Road).

VII. RECOMMENDATION

The Office of Planning **recommends approval** of the special exception relief to allow a new community service center use in an existing building.

JS/pg
Paul Goldstein, case manager