

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13271, of Edgewood Baptist Church, pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the rear yard requirements (Sub-section 3304.1 and Paragraph 7107.22) to construct a two story rear addition to a church which is a non-conforming structure in an R-5-A District at the premises 3408 C Street, S.E., (Square 5426, Lots 23 and 24).

HEARING DATE: June 18, 1980

DECISION DATE: July 2, 1980

FINDINGS OF FACT:

1. The subject property is located on the north side of C Street between 34th Street and Minnesota Avenue, S.E. and is known as 3408 C Street, S.E. It is in an R-5-A District.

2. The subject site is irregular in shape. It is 54.10 feet wide on C Street and 120 feet wide to the rear of the site. It is 8,890.68 square feet in area. The site is improved with a two-story brick church. The church is forty feet wide and sixty feet deep. In the rear of the church, on its east side is a concrete pad that has an air conditioning unit on top and a furnace room down below.

3. Behind the church, to the north is a proposed twenty foot alley. To the north of the alley is a parking lot which services an apartment house complex north of it. To the east of the subject church is a large apartment house. To the west are dwellings.

4. The applicant proposes to construct a two-story rear addition on the west, rear of the church. The proposed addition will be fifteen feet by twelve feet and will be lined-up with the heretofore described concrete pad on the east side of the church.

5. The church has presently three rooms which are used as dining areas, offices and a day nursery office. The proposed addition will provide a changing room for the choir and an office for the pastor.

6. The Zoning Regulations require a rear yard of twenty feet. The applicant will be providing 4.47 feet and will require a variance of 15.53 feet.

7. The applicant testified that the structure functioning as a church eliminates areas where the addition can be placed, especially when the purpose of the addition dictates a certain section of the church. The west side yard is 11.8 feet wide. The east side yard is 13.0 feet wide. The west side yard is next to dwellings. Placing an addition on the east side would eliminate pews and the open space of the church where the congregation gathers.

8. The public alley behind the church is a proposed alley. If completed it would run no longer than 100 feet. If the alley were built it would dead end at the end of the church property at the apartment house complex.

9. There were no objections to the application at the public hearing or of record.

10. Advisory Neighborhood Commission - 6C made no recommendation on the application.

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that the applicant is seeking an area variance, the granting of which requires a showing of a practical difficulty inherent in the property itself. The site is irregular in shape. Any addition would best be sited to the rear of the property. To the rear is an alley and beyond it open space. Such a location would not intrude upon light, air and the privacy of surrounding buildings. The Board concludes that the practical difficulty is inherent in the property. The Board further concludes that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 3-0 (Connie Fortune, William F. McIntosh and Leonard L. McCants to GRANT; Charles R. Norris not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 25 AUG 1980

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.