

CUP Case Number-20-CUPPA-0152 MOM

Minutes of the Meeting from the CUP Neighborhood Meeting:

ZOOM Meeting Date and Time: Monday January 28, at 7:30 P.M. EST

Meeting for the DHKG Orthodox Christian Church located at 2216 Goldsmith Ln. 40218

The Second Mail Notices for the ZOOM Meeting were mailed out on January 21, 2021

The notice provided (2) methods to join the ZOOM Meeting.

1. By the link in the mailed Notices from lap or desk top computer.
2. By phone number with a meeting number, ID and passcode.

MOM:

The meeting started fat 7:26 and ended after 45 minutes.

Attending:

- The Zoom Meeting host, Eric C. Williams
- One DHKG Church Member by way of the phone connection
- No other parties joined the meeting

After the meeting referenced information was announced and all the parties were identified for the MOM records the meeting started. The host read through the contents of the Invite Letter.

The host queried if there were any questions and or concerns. None were noted.

The host noted in the ZOOM recording that the assumption is that the recipients of the invite letters and documents did not have any unanswered issues or concerns.

The recorded MOM is archived by way of the ZOOM Records, the meeting closed at 7:45 pm.

Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

Request to allow an Religious Accessory Building less than 3,000 SF to exceed the maximum setback to function and operate efficiently as a baptismal facility adjacent to the church building. Adding a net 1,720 SF at the back of the lot will not have a visible impact from Goldsmith Ln.

2. Explain how the variance will not alter the essential character of the general vicinity.

The essential character of the general vicinity will not be altered the additional 1,720 SF added to the site will back up to (20) parking lots and the (2) residential lots that will be buffered by new landscaping. The replacement building will be a one story replacing an existing one story building.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

This request is to allow accommodations for an accessory church service building. Baptism is a sacred service carried out in a tranquil service.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The variance falls within the Chapter 5 Part 3 Category 2A in scale and scope; and the activities will take place inside the accessory building; this will not impact the adjoining neighbors.

Additional consideration:

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The special circumstance arises because the proposed accessory building needs to be adjacent to the existing church that is at the back end of the site.

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

Reasonable replacement of the (2) existing buildings with a new one story building at the footprint of the (2) rundown building would be excessive application of the revised R1- R5 zoning regulations.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

Yes; the Zoning change that requires Religious and Institutional occupancy in a R zoning district to obtain a CUP and in this case a Variance Approval.

JUL 30 2021

RECEIVED
PLANNING & DESIGN
SERVICES

21-VARIANCE-
0114

JC Worldwide

Connections, LLC

Page 1 of 1

Date: 3-15-2021

Ref: ECW/LDC/2020-002

Subject: Conditional Use Permit for DHKG Ethiopian Christian Church
CUP Case # 20-CUPPA-0152

Dear LDC & BOZA

The DHKG Ethiopian Church located at 2216 Goldsmith Lane wants to replace (2) existing buildings 1,720 SF that are both run down and in poor condition with (1) new building 2,298 SF for the specific use to provide a new facility/building to preform Baptismal Services for a net increase of 1,280 SF.

The existing Primary Church Building on site does not have facilities to perform baptismal services.

The Catholic faith baptismal services are preformed by Sprinkling the forehead, the Protestant faith baptismal is performed by Emersion, the Orthodox Ethiopian faith baptismal religious service is by spraying with water.

The proposed new facility will provide eight separate rooms to provide the baptismal service; four rooms for men and four rooms for women.

During the CUP process we were advised that if at any point in the future any additional works are desired on the Church site a new CUP would be required. For this reason, we have added a potential future parking lot to this CUP application.

The potential future parking will utilize one of many Geo Grid systems that will be 100% permeable info@landscapedrainageproz.com to avoid any new storm drainage to the existing site conditions.

The new proposed building will be a Supportive Accessory Building on the existing church property.

The Church request that the BOZA will look favorably on this CUP Application and will provide the Church with a blessing and the ability to carry out their religious services by way of a new Accessory Building on this church site.

Kind regards,


Eric Curtis Williams, AIA

Mobile: 703-786 9402

eric.williams@jcworldwide.com

cc: Reply to BZA P-A Staff Report

RECEIVED

MAR 15 2021

**PLANNING &
DESIGN SERVICES**

21-~~ECW~~CUP-0041