

Description of variance request:

Located in the heart of Ocean Park is a small community chapel built in 1949 for the residents of Ocean Park. The once thriving congregation is now struggling and as a result, they have chosen to sell this property. Attached you will see a survey of the property which encompasses 0.50 acres and contains four buildable non-conforming duplex lots zoned R5D. Its current zoning makes it impossible to be anything other than a church or residential. After exhausting the search to find a new congregation, the decision has been made to convert the church into residences. The plan moving forward is to retain and renovate the church building from 1949 on Lots 5 and 6 and convert the church structure into two residences. The cinderblock gymnasium on Lots 7 and 8 will be demolished. The hurdle we face moving forward is that the southwest corner of the church building on Lots 5 and 6, which we are planning to save, encroaches onto Lot 7. We will have to demolish the back corner of the church in order for someone to build on Lot 7. We request a 5 foot setback instead of the required 10 foot setback for this small section at the southwest corner of the building. We are also requesting a front yard setback variance from Dupont Circle for the existing 78 year old building to a 10.8 foot setback. We also are requesting a side yard setback variance from Dinwiddie Road to 7.0 feet, again for the existing building which we are not expanding. The existing legally non-conforming lot coverage of the building is 41.3% and the lot coverage will be reduced by 277 square feet to 38.7% which also requires a variance.

Description of the Project and Proposed Improvements:

It is our desire to renovate the interior of the church building on Lots 5 and 6 (characterized as Lot 5A on our Exhibit) to adaptively re-use it by creating two (2) residential units (i.e. a duplex). By converting the church into residences it makes it possible to save every Live Oak on the property while also doing our part to save what is left of Historic Ocean Park. We will be adding a kitchen and one bathroom while also installing firewalls, HVAC, and whatever else is necessary to convert the building into two (2) residences. The exterior will remain exactly as it is seen today with the exception of the southwest corner. We are not opening up any new exterior entrances/exits and will not be making any sort of porch or roof additions.

Given the value of the land and in order to save the Church building on Lots 5 and 6, new construction will have to be built on Lots 7 and 8. The cinderblock building on those lots will be demolished.

Description of Hardship:

The subject Lots 5 and 6 which are being combined to create Lot 5A were created decades prior to Princess Anne County creating either a Subdivision Ordinance or a

Zoning Ordinance. The existing 78 year old church preceded the adoption of a Zoning Ordinance by 5 years.

The existing structure is legally non-conforming with respect to the setbacks and to the 35% maximum lot coverage imposed in our current R-5D Zoning District. The degree of non-conformance with the lot coverage is being reduced with the removal of the southwest corner of the building from 41.3% to 38.7%.

Granting the variances requested in order to preserve and adaptively re-use this structure, which has historical significance to many in the Ocean Park Community and beyond, and maintain the existing Live Oaks and the property's curb appeal will not be of any detriment to adjoining property, nor will it change the character of the community or the district. Granting the relief required in this instance is absolutely in keeping with the spirit and intent of the Zoning Ordinance and it is an excellent example of why we have a Board of Zoning Appeals.