

SULLIVAN & BARROS, LLP

REAL ESTATE | ZONING | LITIGATION | BUSINESS LAW

MARTIN P SULLIVAN PARTNER
DIRECT (202) 503-1704
FAX (888) 318-2443
MSULLIVAN@SULLIVANBARROS.COM

December 6, 2011

By Hand Delivery

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

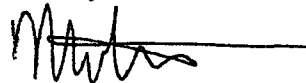
2011 DEC -6 PM 3:01
OFFICE OF ZONING

Re BZA Application No 18291, 1138-1140 6th Street, N.E., Square 829, Lot 65

Dear Members of the Board,

Enclosed please find the pre-hearing statement of the Applicant, Mount Olive Baptist Church
Please feel free to contact me if you have any questions

Sincerely,



Martin P Sullivan
Sullivan & Barros, LLP

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18291
EXHIBIT NO. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 18291
EXHIBIT NO. 27

BOARD OF ZONING ADJUSTMENT
SPECIAL EXCEPTION APPLICATION
VARIANCE APPLICATION
Application No. 18291

PRE-HEARING STATEMENT

Mount Olive Baptist Church (Applicant)

1138-1140 6th Street, N.E., Square 3968, Lot 17 (the "Property")

RECEIVED
D.C. OFFICE OF ZONING
2011 DEC -6 PM 3:01

I Introduction

This application requests variance approval for relief from (1) Section 403 regarding lot occupancy, (2) Section 2001 3 regarding an addition to a structure that is nonconforming as to lot occupancy, (3) Section 2101 parking requirement of four spaces, and (4) Section 404.1 for relief from the rear yard requirement (per request to amend below)

The Applicant wishes to amend the Application as follows: (1) to include a request for relief from Section 404.1 regarding rear yards, since the proposed addition will extend into an area of the required rear yard which was not part of the original building in 1958 The rear yard extension is only for the fifteen-foot wide area above the driveway, and the rear line of the Building in this area will be even with the existing line of the Old Church portion of the Building, and (2) to withdraw the request for Special Exception approval, based on a determination from the Zoning Administrator that the proposed Child Development Center is permitted as a matter-of-right (as discuss below in Section V)

II. History of Mount Olive Baptist Church.

On August 17th, 1873, Mt Olive Baptist Church was organized in the home of Brother Robert and Sister Martha Terrell by a group of persons out of the Second Baptist Church of

Northwest, Washington, DC The Church's first building was erected around 1915 at the current location On May 24th, 1976, the Church moved its primary functions into the new addition (the "New Church") The Building on the Property has operated continuously as a church since 1915 The current Certificate of Occupancy is attached as Exhibit A

III Description of the Property and Surrounding Neighborhood

The Property is located at 1138 Sixth Street, N E (Square 829, Lot 65), in the R-4 zone district Located on the Property is a building (the "Building") which is made up of what is known as the "Old Church," which was built in 1915, and an addition to the Building which is known as the "New Church," which is connected to the Old Church by way of an above-ground connection across a 15-foot driveway that bisects the Property The New Church addition was built in 1976, and when completed, worship services were moved from the Old Church into the New Church From that point on, the Old Church portion of the Building was used very little, and not at all in recent years, although it has always been well-maintained The Applicant has long dreamed of being able to restore the Old Church to its former glory, and with this proposal it has the means by which it can not only restore the Old Church, but also adapt it for another use compatible with the Church's mission of ministry and youth development in the community by providing a much-needed Child Development Center on the Property

The surrounding area includes mostly 2,000 lots with mostly row dwellings The Property is one block south of Florida Avenue, N E The area is a rapidly improving section of the City, and has experienced an influx of young families in recent years

IV The Application Satisfies the Standard for Variance Relief

The burden of proof for an area variance is well established. The Applicant must demonstrate three elements. (1) unique physical aspect or other extraordinary or exceptional situation or condition of the property, (2) practical difficulty from strict application of the Zoning Regulations, and (3) no harm to the public good or the zone plan. *Gilmartin v D C Board of Zoning Adjustment*, 579 A 2d 1164, 1167 (D C 1990). As set forth below, the Applicant meets the three-part test for the requested variances for lot occupancy, addition to a nonconforming building, rear yard, and parking.

A The Property is Unique Because of its Use and History, and Because of the Configuration, Condition, and History of the Building

In order to prove an extraordinary or exceptional condition, or uniqueness, the Applicant must show that the property has a peculiar physical aspect or other extraordinary situation or condition. *Monaco v D C Board of Zoning Adjustment*, 407 A 2d 1091, 1096 (D C 1979). A property's uniqueness is not limited to physical aspects of the land and may be determined by "some difficulty not shared by the entire neighborhood." *Id.* at 1098.

The Court of Appeals held in *Clerics of St. Viator v. D C Bd. of Zoning Adjustment*, 320 A.2d 291 (D.C. 1974) that the exceptional situation or condition standard goes to the property, not just the land, and that "property generally includes the permanent structures existing on the land." *Id.* at 293-94. The Court held that the exceptional situation standard of the variance test may be met where the required hardship is inherent in the improvements on the land (*i.e.*, the building or structure) and not just the land itself.

Furthermore, the Court of Appeals held in *Gilmartin v D C Board of Zoning Adjustment*, 579 A 2d 1164, 1167 (D.C., 1990), that it is not necessary that the exceptional situation or

condition arise from a single situation or condition of the property. Rather, it may arise from a “confluence of factors.”

In *Monaco v. D.C. Board of Zoning Adjustment*, the Court of Appeals held that the history of a property could be considered in making the determination of uniqueness. In that case, the Court affirmed the BZA’s broad interpretation of the uniqueness test and the Board’s ability to consider the history of the Applicant, its traditions, as well as the existing structure on the property.

It is not necessary that the Property be unreservedly unique. Rather, applicants must prove that a property is affected by a condition that is unique to the property and not related to general conditions in the neighborhood. *Gilmartin*, 579 A.2d at 1167.

The Subject Property meets the uniqueness test as a result of a variety of extraordinary conditions and situations, including the large size of the underlying lot, the configuration and location of the existing Building on the lot, the history of the Building and the long history of use of the Property by the Applicant, Mt. Olive Baptist Church, and Mt. Olive’s traditions of ministry in the community.

The lot area of the Property is 13,588 square feet. This exceeds the next largest lot by over 9,000 square feet. All but one or two lots in this Square have about 2,000 square feet in land area. The Mt. Olive Baptist Church is the only church in this immediate neighborhood, and it has existed in this exact location since at least 1915, the approximate time period when the “Old Church” was constructed. The Mt. Olive Baptist Church congregation was organized in 1873 by a group of persons out of the Second Baptist Church of Northwest, Washington, DC.

In 1976, the portion of the Building known as the “New Church” was constructed as an addition to the “Old Church.” The “New Church” addition was built on the same lot as the “Old

Church” - directly to its north The New Church and Old Church are connected by an above-ground connection, and the two connected structures are bisected by a driveway approximately fifteen feet (15') wide, leaving a large open area between the Old Church and New Church, save for the above-ground connection Because of how the structure is located on the Property, it has little space around the exterior of the Building and significant open space in the middle of the Property, a space which is used as a driveway going from Sixth Street to the rear alley As discussed in the next section, this condition affects the Applicant's ability to provide any meaningful, safe, play space, or parking spaces, on the Property The driveway area in the center of the Property will be used to provide on-site drop-off and pick-up for the Child Development Center Providing play space in this area is not possible, for safety reasons The ANC representative for this area has expressed a concern that the lack of outdoor play space could lead to a situation where the new Child Development Center would overwhelm an area playground This is one of the reasons why the second floor recreation space, which will substitute for outdoor play area, will not only accommodate the needs of the children, and the desire for a full-service, quality Child Development Center, but will also address a stated concern of the community

When the New Church addition was completed and services moved into its sanctuary, the Old Church portion of the Building was used occasionally but was eventually left vacant and unused, and has not been used for at least twenty years The Applicant kept the Old Church portion of the Building well-maintained aesthetically, but years of non-use have degraded the condition of the Old Church

In Mt Olive Baptist Church's 100-year history at this address, it has continuously operated the Building as a church, and as such has ministered to this neighborhood that entire

time, not only with its worship services, but through successful youth programs and other such community-related functions

All of the above are situations and conditions of the Property which show that the Applicant meets the uniqueness prong of the variance test. The existence of the Old Church and the opportunity to restore it to its historic glory, along with the Applicant's long history of ministering to the community and to District youth, present a perfect opportunity to perform a quality restoration and also fulfill what is a tremendous need for day care and early childhood education in the District and particularly in this part of the District.

B Strict Application of the Zoning Regulations would Result in a Practical Difficulty

The second prong of the variance test is whether a strict application of the Zoning Regulations would result in a practical difficulty. In reviewing the standard for practical difficulty, the Court of Appeals stated in *Palmer v Board of Zoning Adjustment*, 287 A 2d 535, 542 (D.C. App 1972), that "[g]enerally it must be shown that compliance with the area restriction would be unnecessarily burdensome. The nature and extent of the burden which will warrant an area variance is best left to the facts and circumstances of each particular case." In area variances, applicants are not required to show "undue hardship" but must satisfy only "the lower 'practical difficulty' standards." *Tyler v D C Bd of Zoning Adjustment*, 606 A.2w 1362, 1365 (D C 1992) (citing *Gilmartin v Bd of Zoning Adjustment*, 579 A 2d 1164, 1167 (D C 1990)).

It is well settled that the BZA may consider "a wide range of factors in determining whether there is an 'unnecessary burden' or 'practical difficulty'." Increased expense and inconvenience to an applicant for a variance are among the factors for the BZA's consideration." *Gilmartin*, 579 A 2d at 1711. Other factors to be considered by the BZA include "the severity of

the variance(s) requested”, “the weight of the burden of strict compliance”, and “the effect the proposed variance(s) would have on the overall zone plan ” Thus, to demonstrate practical difficulty, an applicant must show that strict compliance with the regulations is burdensome, not impossible

In this case, the Application meets the practical difficulty standard with regard to the lot occupancy and addition to nonconforming structure relief, as well as the parking and rear yard relief With regard to the lot occupancy, addition to nonconforming structure, and rear yard relief, it is financially an unnecessary burden to the Applicant to restore the Old Church within its current footprint or space, since the additional space provided by this addition will provide a quality Child Development Center use that should provide sufficient cash flow to justify a construction loan which is necessary for restoration of the Old Church portion of the Building

Another aspect of strict compliance with the Regulations being unnecessarily burdensome is due to a confluence of the following condition (i) the configuration of the Building on the Property and the resulting limited outdoor play area, (ii) the stated community concerns that the Child Development Center not overwhelm local playground facilities, and (iii) the benefit to the safety of the children in providing all necessary play space on-site It is an unnecessary burden to the Applicant to not have a significant alternative recreational space for the Child Development Center, such space being a substitute for required (by Child Care Licensing) outdoor play space (see Exhibit C attached) The Applicant would like to recreate for the children the experience of an open, virtual outdoor play area, and would also like to provide certain permanent or semi-permanent play structures, as may typically be provided in an outdoor playground Such structures and activities cannot be provided anywhere on the available open

land on the Property, but can be provided on the second floor, separate from the administrative and educational space on the first floor and basement levels

The configuration of the Building contributes to the Applicant meeting the variance test in another way. As the Board may consider the weight and impact of the variance relief, along with other factors, it may also consider that the additional lot coverage of the proposed addition is internal to the Property, and exists between the Old Church and New Church, rather than on the edges of the Property. As such, the lot occupancy expansion will have no material impact on neighboring properties. The impact of the additional lot occupancy is further mitigated by the fact that the part of the addition that extends the Building's lot occupancy is on the second level only, and the ground underneath remains unoccupied, in this case to be used as a critical driveway for drop-off and pick-up of the children. The rear yard variance requested is for a small amount of space the width of the walkway. This extension, as well, will have no impact on neighbors or the public good. It would be an unnecessary burden to construct the addition and cut out a corner of the top floor to avoid the rear yard variance.

Regarding the parking variance, because of the way the Building is situated on the Property, the open space on the Property is spread out very evenly around the edges of the Property, and then with a significant amount in the internal driveway area. The Applicant could provide a couple parking spaces within the internal driveway, but this would present a practical difficulty for the operation of the Child Development Center, which is proposing to use the driveway as a means of drop-off and pick-up procedures that will keep cars from stopping on Sixth Street. The Applicant might be able to provide a space or two in a small area to the rear of the Property, but this too presents a practical difficulty, for several reasons. The small open area in the back is next to an area that holds the mechanical equipment for the Property, and this open

area is enclosed with an existing fence. Also, the Applicant is proposing to locate the trash receptacles in this open area. Also, the Applicant would prefer to have some type of educational garden area for the children in what remains of the open space to the rear. For all of these reasons, the provision of parking spaces on the Property is unnecessarily burdensome. The Office of Planning has informed the Applicant that it should investigate contracting the four parking spaces from another neighborhood institution, perhaps from Gallaudet University, which has a parking area that the Applicant has used in the past. The Applicant is happy to consider such an arrangement, although others (such as the ANC Representative) have expressed that if parking is not provided at all, it is more likely that Child Development Center staff will use public transportation or bicycles.

C Relief Can be Granted without Substantial Detriment to the Public Good and without Impairing the Intent, Purpose, and Integrity of the Zone Plan

The several instances of an exceptional condition and situation with this Application insure that this Property is exceedingly unique, and therefore the granting of relief here will not impair the integrity of the Zone Plan. In addition, the project has been designed so as to keep additional lot occupancy in the middle of the property, between the Old Church and New Church, and will have a negligible impact on surrounding neighbors. The restoration of the Old Church will be a tremendous benefit for the public good, saving and updating a 1915 structure that has been unused for many years, and providing an adaptive reuse that fits well with the long history of Mt. Olive Baptist Church at this location and satisfies a strong demand for child care and early education.

V The Building Qualifies for Matter-of-Right Child Development Center Use and the Applicant is Therefore Withdrawing the Request for Special Exception Approval

Section 330 5(b) of the Zoning Regulations provides

330 5 The following uses shall be permitted as a matter of right in an R-4 District

- (a) . ,
- (b) Child/Elderly development center located in a building that was built as a church and that has been used continuously as a church since it was built, provided, that all of the play space required for the center by the licensing regulations shall be located on the same lot on which the center is located,

This section (originally adopted as Section 3104 35) of the Regulations was adopted by the Zoning Commission in Order No. 377 in October, 1982. At the Zoning Commission hearing for this text amendment, several groups recommended the change permitting matter-of-right child development center use in buildings located in a church building, including the District Department of Human Services, parents, and providers seeking to meet the growing demand for such child development centers. As a result, the Commission elected to adopt language that would “[p]ermitt child development centers as a matter-of-right in R-4 and less restrictive Districts when the center is located in a structure originally designed and in continuous use as a church.” The Order further provided that “[t]he Commission believes that these regulations do strike the proper balance, achieving neighborhood preservation and stability, permitting a reasonable level of child care as a matter-of-right, and giving the BZA the authority [as specifically provided in the regulations] to approve child development centers after considering the specific facts and circumstances in each case.

The Building on the Property was originally built as a church, in or around 1915, and has been used continuously as a church since then, up to and continuing through the time at which the addition, or “New Church” became the main church’s sanctuary. Due to the permanent

above-ground connection – which would have been required by zoning upon construction of the New Church addition – the Building is one “building” for zoning purposes, and is therefore one “building” under Section 330 5(b) The Building has been operated continuously as a church since 1915 to the present day, and only by Mt Olive Baptist Church

Therefore, the proposed Child Development Center is permitted as a matter-of-right and does not require Special Exception approval As of the date of this submission, the Applicant has received an oral determination directly from the Zoning Administrator to Applicant’s counsel that a Child Development Center is indeed permitted as a matter-of-right as it is currently proposed The Applicant should have written confirmation of that determination prior to the scheduled hearing date for this Application

The Applicant still intends to limit the maximum number of children to fifty (50), and is in fact so limited for all intents and purposes by other child development center licensing restrictions

VI Witnesses List

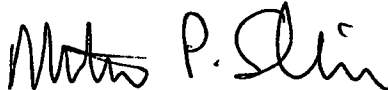
The Applicant intends to present testimony from the following persons

- 1) Gayll Worsley, AIA, principal at W + W Architects, the Project Architect The Applicant requests that Ms Worsley be accepted as an expert witness in architecture and D C building code and project management Ms Worsley’s CV is attached as Exhibit B
- 2) Jason Saunders, President of BHI International, the Contractor for the Project
- 3) Reverend Dr Eugene W James, III, Pastor of Mount Olive Baptist Church

VII Conclusion

For the reasons outlined in this pre-hearing statement, the Applicant asserts that it has satisfied the standards for the requested variance relief. The Applicant looks forward to presenting this case at the December 20th Public Hearing.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Martin P. Sullivan". The signature is stylized with a large, looped "M" and a cursive "Sullivan".

12/6/11

Martin P. Sullivan
Sullivan & Barros, LLP

Exhibit A
to the Pre-Hearing Statement of Mt Olive Baptist Church

Certificate of Occupancy No B98182 issued June 8, 1976

Form ID-P-601

CERTIFICATE OF OCCUPANCY

No. B 98182

Washington, D.C., June 8, 1976

Permission is hereby granted to MT. OLIVE BAPTIST CHURCH

to use the 1st & Basement floor(s) of the building located on Lot 65 Square 329

known as premises 1140 6TH STREET N.E. for the following

purpose(s): Church & Sunday School 1st fl 418, Basement 299

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is noted, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF ECONOMIC DEVELOPMENT, GOVT. OF DIST. OF COL.

ZONE
R 4

FEE \$ 16.00

Chief, Permit Branch

By U. G. Hatha Permit Clerk

OFFICE COPY

Exhibit B
to the Pre-Hearing Statement of Mt Olive Baptist Church

Resume of Proposed Expert Witness, Architect Gayll Worsley

W+W Associates

FORWARD THINKING

GAYLL A WORSLEY, AIA
Principal

EDUCATION

Virginia Polytechnic Institute and State University

Washington Alexandria Architecture Consortium, Alexandria, Virginia

Masters of Architecture

May 2000

University of Maryland, College Park

Bachelor of Science of Architecture

May 1993

PROFESSIONAL EXPERIENCE

W+W Associates Architects, Washington, DC

Principal

January 2008 - Present

A design oriented firm that is committed to hands-on quality. We put forth every effort to work create innovative solutions within our client budgets. We are dedicated to see a project from being to end. We work on a variety of projects, including single family, multifamily, commercial and institutional projects throughout the Washington Metropolitan Area.

East of the River Community Development Corporation, Washington, DC

Senior Construction/Project Manager

April 2006 – December 2007

Managed the design development and construction of single family and multi-family dwellings for moderate and low income families in Ward 7 and 8. Responsible for the coordination of consultants and utilities for project requirements. Worked with architects, design professionals, community leaders and government agencies for the design and presentation of future projects.

Borger Management Inc. Washington, DC

Staff Architect/Project Manager

April 2005 – April 2006

Responsible for multiple project renovations ranging from interior rehabilitations to exterior maintenance and design features. Served as a liaison between Management staff, Owner and Contractor. Developed budgets for projects.

Eric Colbert & Associates PC Washington, DC

Project Architect/Construction Administrator

June 1999 – April 2005

Managed urban multi-family residential and commercial projects from schematic design through construction. Responsible for presentations and reports to the District of Columbia Office of Planning, Advisory Neighborhood Commissions and the Historic Preservations Review Board. Held principal role in design coordination and contract negotiations. Extensive experience in AutoCAD 2000.

W+W Associates

F O R W A R D T H I N K I N G

Rast Architectural Studio, Inc. McLean, Virginia

Designer

February 1994 – February 1999

Incorporation with firm principal, designed and produced construction documents and details for custom residential architecture, builder specified homes, renovations/additions and complete building transformations. Served as client contact and project manager on selected projects. Developed and integrated office CAD organization and drawing standards.

COMMUNITY PROJECTS

Congressional Heights Façade Improvement Program

Southeast Washington, DC

In an effort to improve the pedestrian experience, bolster revenue and promote future investment in area, the District government selected the main corridor of the Congressional Heights neighborhood as a candidate for subsidized renovations. ERCDC was asked to act as a liaison and project coordinator for the improvements. As the Project Manager and Architect, I created preliminary design concepts for streetscape improvements to the Martin Luther King, Jr. Ave SE corridor.

Bundle 16

Southeast Washington, DC

In cooperation with the Department of Housing and Community Development, I managed the design development for a 20 unit townhouse/condominium project in Southeast, Washington, DC. The site proved to be difficult given the condition created by the metro rail construction. We had begun working the community to develop a Green Communities approved development that was sensitive to the built and natural environment.

Tax Credit Bundle

Southeast Washington, DC

In cooperation with the Department of Housing and Community Development and Weincek and Associates, I managed the design and construction studies a three site, 7 building, 96 units project in Wards 7 and 8. The development plan for each project included handicap accessible routes, new interior and exterior community spaces, the renovation of existing apartments and the construction of new dwelling units.

RESTAURANT PROJECTS

Irene's Pupusa's 3 Expansion

Wheaton, MD

The project consisted of the design of an expansion of an existing restaurant by approximately 3700sf. The scope of work for the complete design of the new area included the interior design, selection of the colors, materials, the modifications to the existing building systems in Mechanical, Electrical and Plumbing (MEP) under the new International Building Codes.

W+W Associates

F O R W A R D T H I N K I N G

Pita Hut

Rockville, MD

The project consisted of the design of new restaurant by approximately 2500sf. The complete design package included the design of the new kitchen and dining room for a kosher restaurant. The firm also provided as built drawings and construction administrative services.

Thartanic

Washington, DC

The project consisted of the MEP design of a new restaurant in the Allegra Condominium building. The firm assisted in obtaining the permit for the construction of the project.

Bus Boys and Poets

Shirlington, VA and Washington, DC

The initial consisted of the MEP design for the K Street Bus Boys and Poets. Recently, the Owners have contracted the firm to work on the design of an expansion of two existing restaurant by approximately 1500 to 2200 sf at the Washington DC and Shirlington, VA for the performance/ dining space.

Bus Boys and Poets

Hyattsville, MD

The newest Busboys and Poets is located in the Hyattsville Art District. The 10,000 sf restaurant features a lounge, fully modern and large kitchen and theater/stage room.

RESIDENTIAL PROJECTS

1515 O Street NW – The Gatsby

Project Architect, Eric Colbert Associates PC

PN Hoffman Inc

Responsible for the design and project management of new construction of a 58 unit luxury apartment building. The wood frame and masonry building is located in the historic Logan Circle Neighborhood.

1320 13th Street NW – The Icon

Project Architect, Eric Colbert Associates PC

Bundy Development Corporation

The project consists of a 19 unit condominium building of steel, masonry and metal paneling. The design intent blended the eclectic style of the up and coming Logan Circle Neighborhood. As the Project Architect I was responsible for presentations to the ANC, Historic Preservation Review Board, Board of Zoning Adjustment and Condominium Association and took the project from conception through construction.

W+W Associates

F O R W A R D T H I N K I N G

1630 R Street NW

Project Architect, Eric Colbert and Associates PC

Borger Management Inc

The project consisted of the conversion of 133 unit building to a new modernized 108 apartment home in the Historic Dupont Circle District. The project had two phases: an exterior renovation and interior renovation. As the project Architect, I work closely with Owner to prepare a cost analysis of the systems and select the appropriate items for long term use.

809 6th Street NW – The 6th Street Flats

Project Architect, Eric Colbert & Associates PC

Bundy Development Corporation

The project consists of a 19 unit condominium building of concrete, masonry and metal paneling. The design incorporated Chinese elements of style with modern architecture in the newly developing Chinatown Neighborhood. As the Project Architect I was responsible for presentations to the ANC, Historic Preservation Review Board, Chinatown Steering and Development Committee, Board of Zoning Adjustment and Condominium Association and took the project from conception through construction.

3045 N Street NW

Architect, W+W Associates Architects

Lovink Development

This project is located in the Historic Georgetown District. The project consists of the modernization of an existing 6 unit apartment building. The project was approved by Commission of Fine Arts for construction.

3310 Rowland Place

Architect, W+W Associates Architects

Countessa Clarissa Bonde

This project consists of the renovation and addition of a single family residence located in the Historic Cleveland Park District. The addition was blended into the existing vernacular and was approved by the ANC, Cleveland Park Historic Society and Historic Preservation Division.

10006 Crestwood Drive Kensington, MD

Architect, W+W Associated Architects

Karen Levy-Brown and Steven Brown

The project is the renovation and full second floor addition to an existing house. The scope of work includes the modernization of the existing house, new elevations, new porch and living spaces.

W+W Associates

F O R W A R D T H I N K I N G

2108 10th Street NW

Architect, W+W Associates Architects
Lock Seven Development

This project is new 4 unit apartment building located near the U Street corridor. Based on the original project next door, the plans were updated and revised to incorporate client feedback.

Brookside Condominiums

Architect of Record, W+W Associates Architects
583-542 Wilson Bridge Drive Oxon Hill, MD

The building had suffered fire damage. The 24 unit building required extensive repairs and service and system updating to comply with current building code. The Architect also acted as a peer review for the project management team.

1422 Spring Road

Architect, W+W Associates Architects

The project consisted of renovation of an existing rowhouse. We worked closely with Owner and Contractor to create a new and expanded living space by opening the existing rear wall of the house to the rear sleeping porch. Due to deterioration, the rear porch was rebuilt and modernized. A new larger family room/breakfast area and master bedroom suite was designed.

1863 Monroe St NW

Architect, W+W Associates

The project consisted renovation and conversion of the single family house to a new 2 unit flat in the Historic area of Mount Pleasant.

W+W Associates

F O R W A R D T H I N K I N G

ORGANIZATIONS

National Organization of Minority Architects

American Institute of Architects

Volunteer for Manna – Non-Profit Housing and Urban Development Corporation

Volunteer North Capital Design Development Group through the Community Design Service Program

Volunteer for City Vision Learning Program, National Building Museum

Volunteer for National Building Museum Weekend Learning Programs

Leukemia and Lymphoma Society Team in Training

W+W Associates

FORWARD THINKING

REFERENCES

Employers:

Eric Colbert, Architect
Eric Colbert & Associates PC
T 202-289-6800

Arianna Royster, Vice President
Borger Management
T 202-898-1880

Margaret Rast, Architect
Rast Architectural Studio
T 703-749-1881

Developers and Owners

Mr Andy Shallal, Owner
Busboys and Poets
T 703-220-7007

Karen Levy-Brown, Home Owner
T 202-253-8552

George Boateng, Director
Seed School of Washington DC
T 202-248-3016

Arnold Gaither, Home Owner
T 202-492-882

Mia Lovink, Developer
T 202-415-8863

Mirelle Curro, Developer
T 703-309- 2284

Contractors:

Michael Saun President
TrVista USA
T 703-527-1506

Ricardo Lindo, President
Ambros Construction
T 202-359-5330

Exhibit C
to the Pre-Hearing Statement of Mt. Olive Baptist Church

Explanation of Requirements for Child Development Center Outdoor or Rooftop Play Space
From the Dept. of Public Health and Human Services

**Department of Public Health and Human Services
Quality Assurance Division - Licensure Bureau
Child Care Licensing**

**Day Care Facility
Square Footage Report / Floor Plan**

EXPLANATIONS OF CALCULATION OF SQUARE FOOTAGE

To determine the registration/license capacity the areas designated for children's activities must be measured. Calculations regarding the number of children allowed in the facility are derived from these measurements.

37.95.705 GROUP AND FAMILY DAY CARE HOMES, BUILDING REQUIREMENTS

- (1) The day care home must have a minimum of 35 square feet per child of indoor space, not including food preparation areas of the kitchen, bathrooms, toilets, offices, staff rooms, corridors, hallways, closets, lockers, laundry areas, furnace rooms, cabinets, and storage shelving spaces, as well as 75 square feet per child of outdoor play space.

37.95.610 DAY CARE CENTERS, SPACE

- (1) A day care center must have sufficient indoor and outdoor space for the number and ages of children in care.
- (2) Calculation of the required minimum 35 square feet of space per child must exclude food preparation areas of the kitchen, bathrooms, toilets, offices, staff rooms, corridors, hallways, closets, lockers, laundry areas, furnace rooms, cabinets, shelving, and other storage spaces.
- (3) In facilities licensed after June 2, 2006, this requirement shall be deemed to have been satisfied if each designated area for children's activities contains a minimum of 35 square feet of usable floor space per child that will be in the room at any one time, as calculated in (2).

TO CALCULATE A ROOM'S SQUARE FOOTAGE:

- Measure the room's length and the room's width. **Do not include non-usable space (furniture) such as bookshelves, entertainment centers, coffee tables and end tables*
- Once the length and width have been determined, these two calculations need to be multiplied.

Other spaces that cannot be included in these calculations are bathrooms, hallways, and kitchens.

Dining areas may be counted, as children use this space for purposes of eating and table activities. Chairs, couches, beds and other furniture, which are occupied by the children can be countable space.

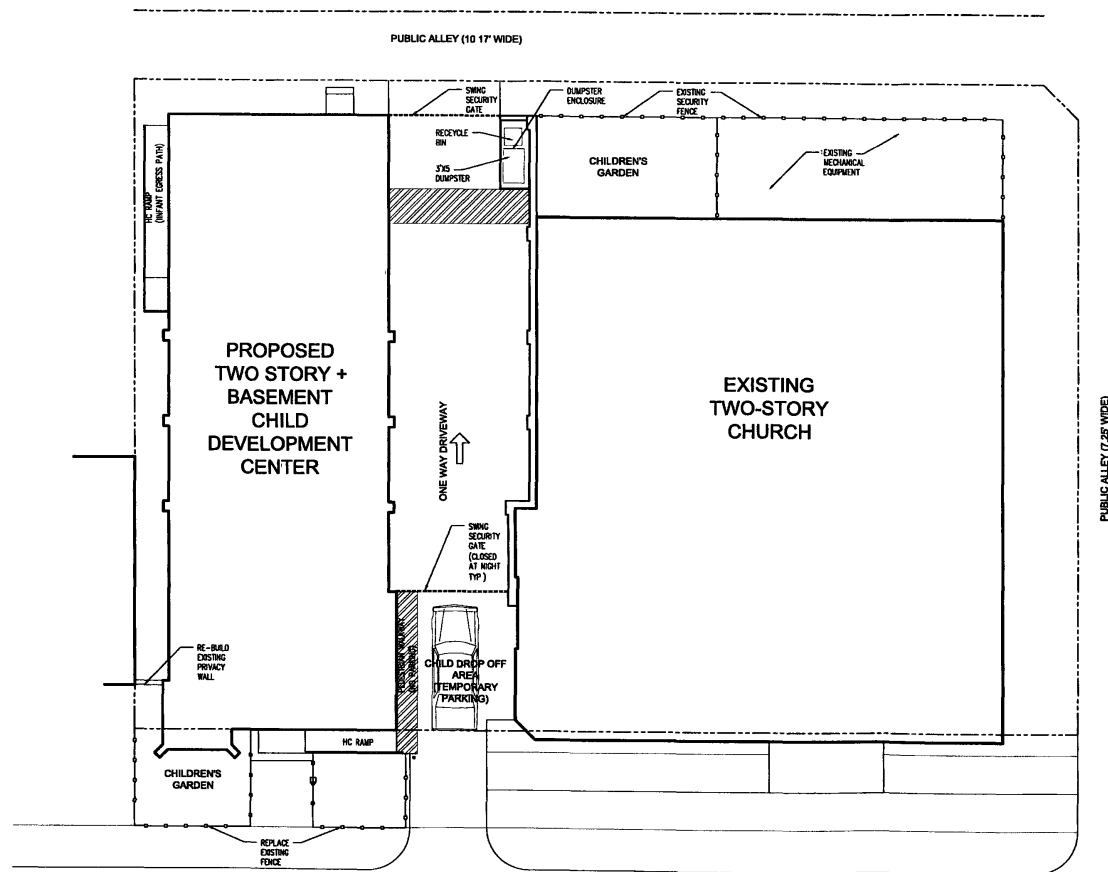
Outside space is sometimes irregularly shaped. In this case, divide the area into "blocks" and measure the square footage of each block separately, taking the width and length of the area and multiplying the two. Then add the individual areas together.

With the above guidelines, please measure the countable space in your facility and record the findings on the form provided.

***When your Child Care Licenser visits your facility they will verify your measurements.**

Exhibit D
to the Pre-Hearing Statement of Mt Olive Baptist Church

Revised Architectural Plans



1 SITE PLAN
A1 00 SCALE 1/8" = 1'-0"

2011 DEC -6 PM 3:02

OFFICE OF ZONING

LEGEND

NEW WALLS IN EXIST. LOCATION

WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

W+W
 architecture
 engineering
 interiors
 720 K STREET, NW, SUITE 400 WASHINGTON, DC 20001
 TEL: 202.638.1420 FAX: 202.638.1421
 WWW.W+WARCHITECTS.COM

CLIENT
 BHI INTERNATIONAL
 1138 6TH STREET, NE
 WASHINGTON, DC

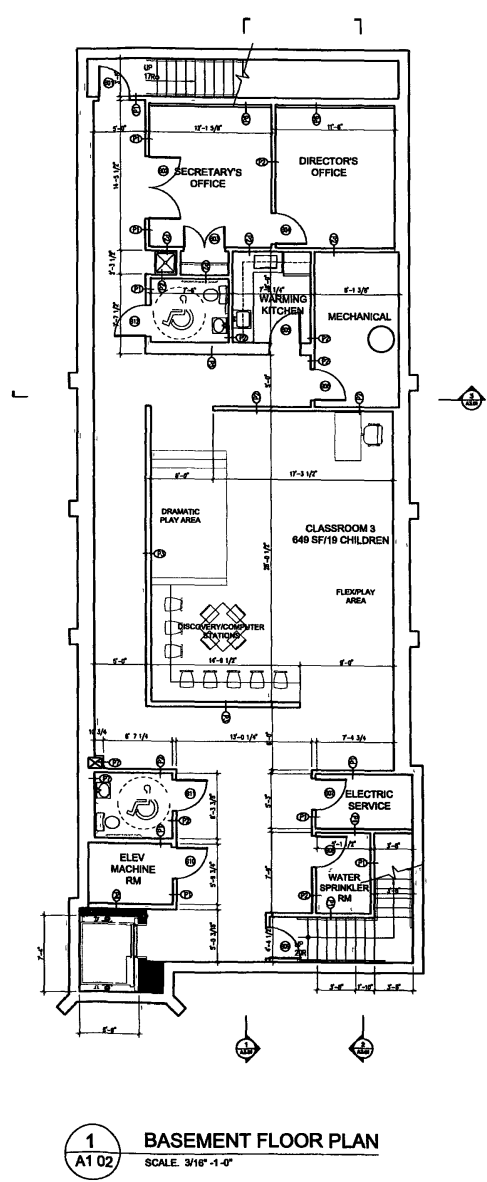
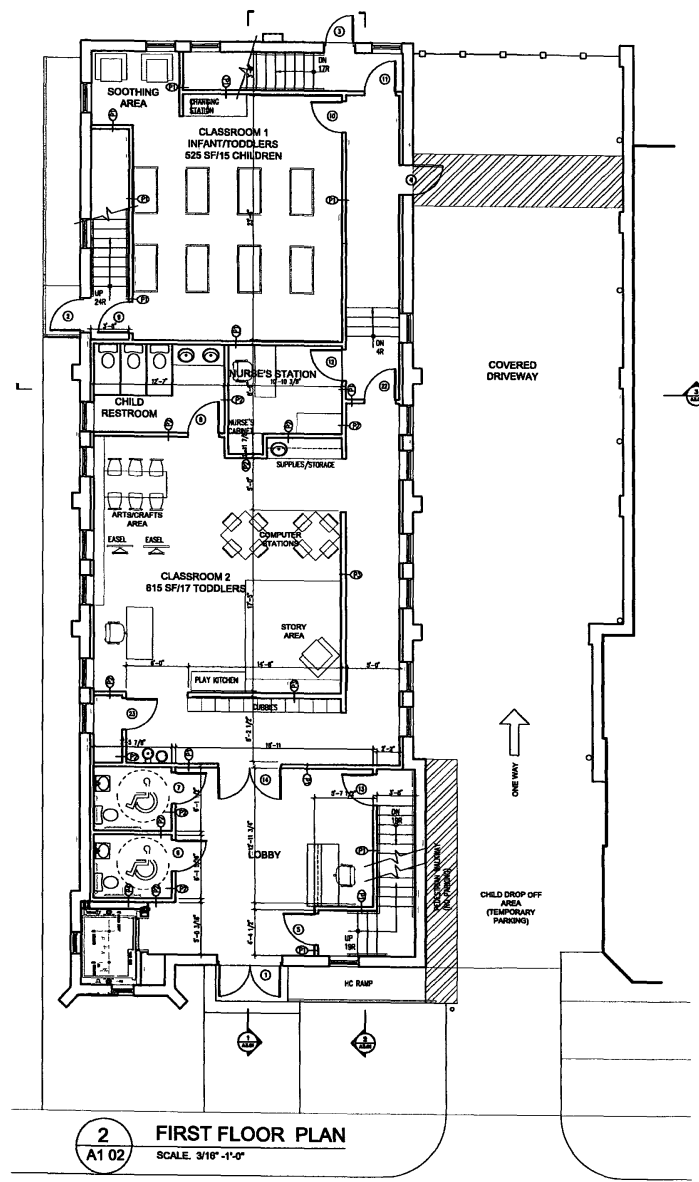
PROJECT

MT. OLIVE CHILD CARE CENTER
 1138 6TH STREET, NE
 WASHINGTON, DC

SHEET TITLE
 REVISION FLOOR PLAN

DATE
 03/04/2004

Sheet No.
A1.01

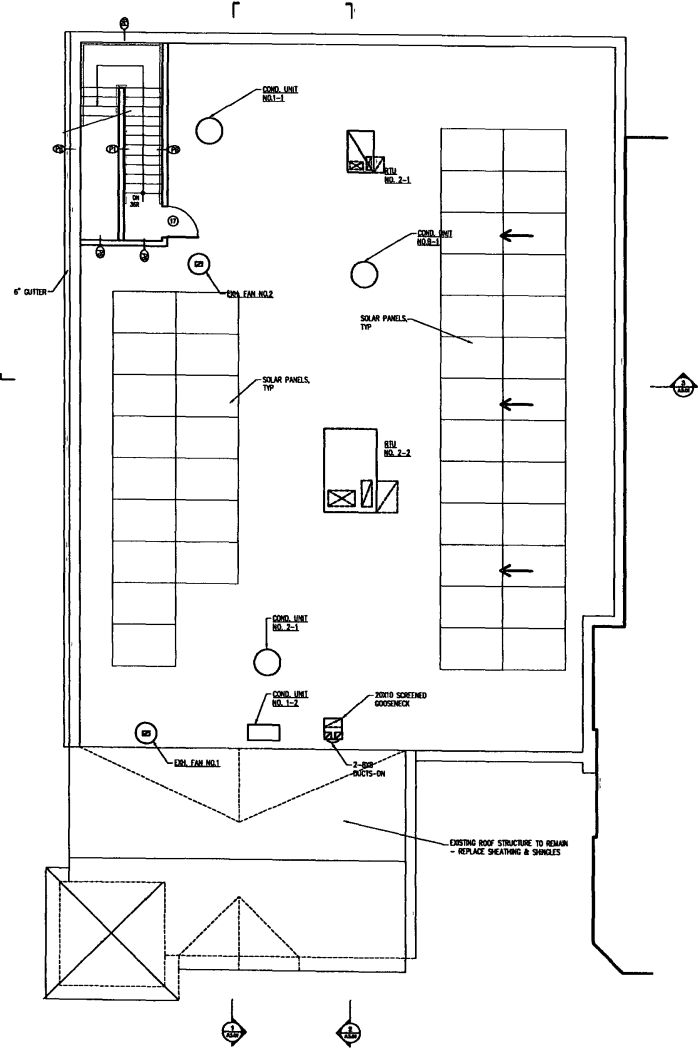


2011 DEC -6 PM 3:02
 OFFICE OF ZONING

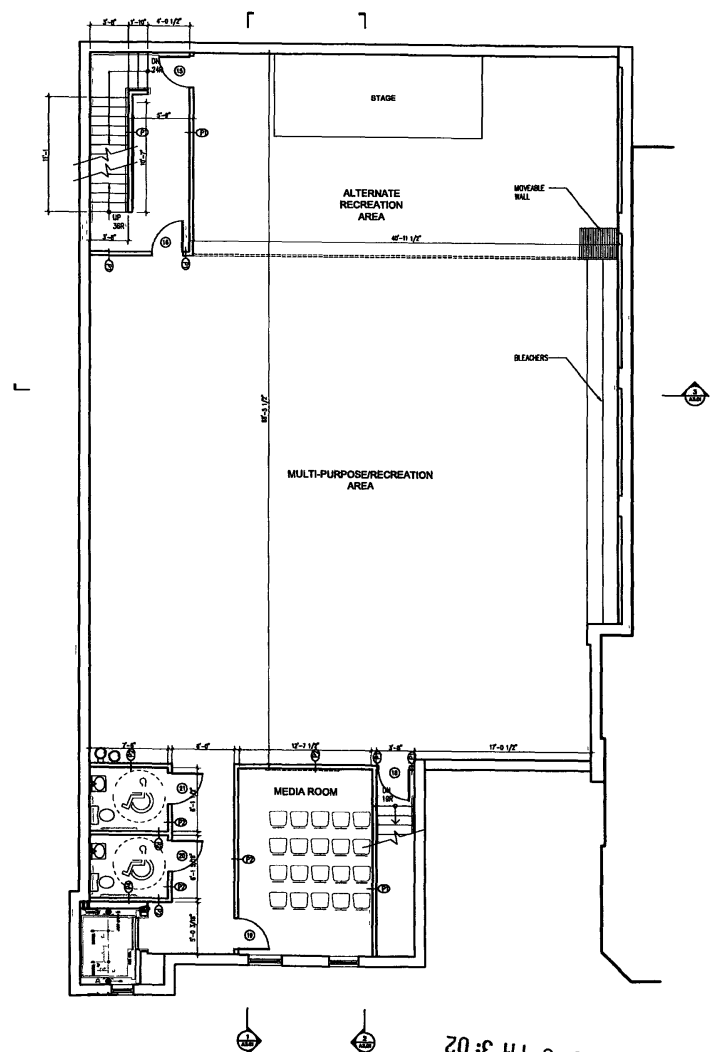
PROJECT
MT. OLIVE CHILD CARE CENTER
1138 6TH STREET NE
WASHINGTON, DC

SEAL
SHEET TITLE:
PROPOSED FLOOR & ROOF PLANS
DATE:
DRAWN BY: JWH/11/01

Sheet No.
A1.02

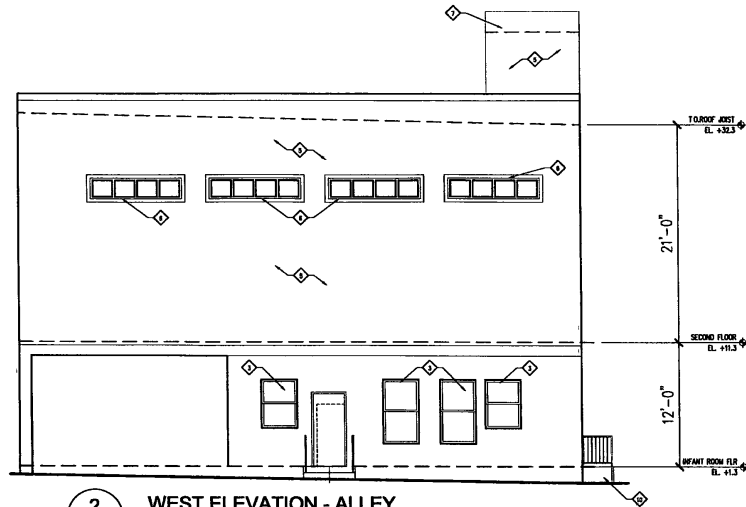


1 ROOF PLAN
A1 03 SCALE: 3/16\"=1'-0"

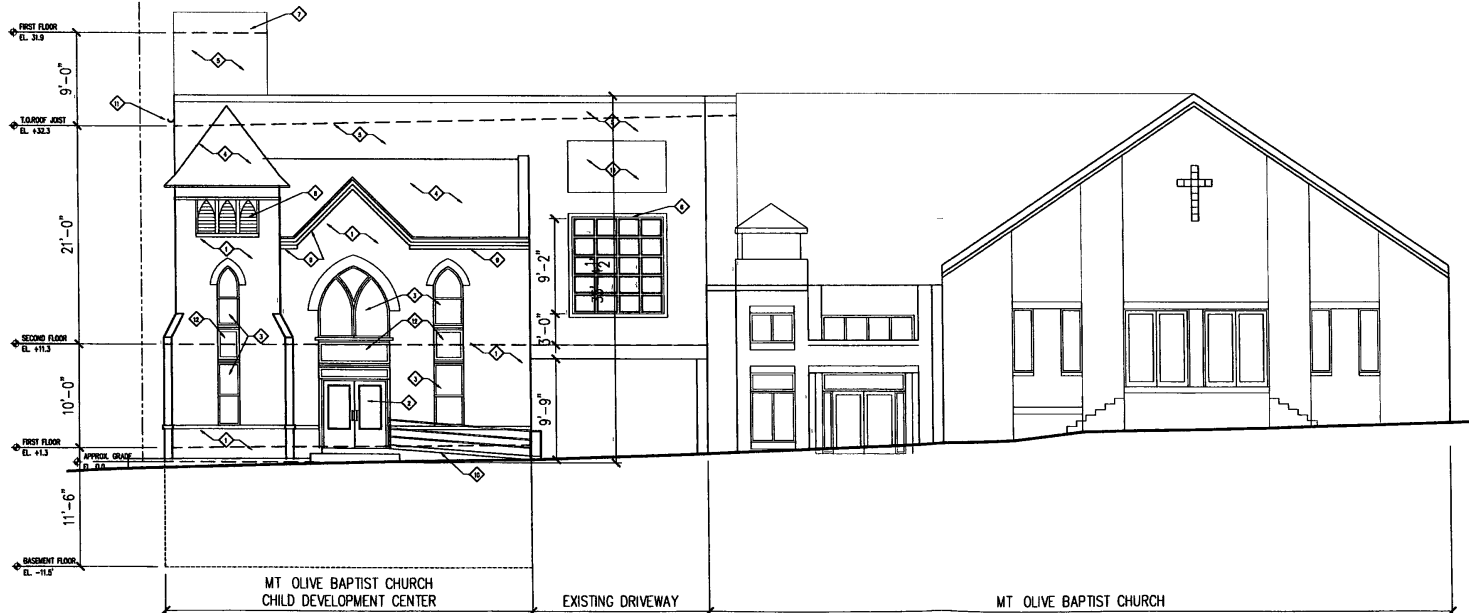


1 SECOND FLOOR PLAN
A1 03 SCALE: 3/16\"=1'-0"

2011 DEC -6 PM 3:02
J.C. OFFICE OF ZONING



2 WEST ELEVATION - ALLEY
A2.01
SCALE 3/16" = 1'-0"



1 EAST ELEVATION - 6TH STREET NE
A2.01
SCALE 3/16" = 1'-0"

ELEVATION NOTES

- EXISTING BRICK FACADE TO REMAIN
- REPLACE EXISTING DOORS
- REPAIR/REPLACE EXISTING WOOD WINDOWS
- REPLACE EXISTING ROOF SHINGLE/REPAIR SHEATHING AS REQUIRED
- EIFS - SMOOTH FINISH
- NEW ALUMINUM WINDOWS - DARKENED BRONZE FINISH
- SERVICE STAIR ENCLOSURE TO ROOF (BEYOND)
- REPLACE EXISTING LOUVERS - REFER TO PLANS FOR FURTHER INFO
- REPAIR OR REPLACE FREEZE AND FASCIA IN KIND
- NEW HC RAMP - 1:12 SLOPE MAX.
- 4" GUTTER
- REPAIR OR REPLACE WOOD PANEL IN KIND
- EXISTING DOOR OPENING ENLARGE AS REQUIRED
REFER TO DOOR SCHEDULE
- PROPOSED SIGN LOCATION

W+W
architecture
interiors

1000 KUMAR BLVD NW • WASHINGTON, DC 20002
W. W. JONES, AIA, LEED AP, NCARB
CLIENT
BHI INTERNATIONAL
1138 6TH STREET NE
WASHINGTON, DC

PROJECT
MT. OLIVE CHILD CARE CENTER
1138 6TH STREET NE
WASHINGTON, DC

SEAL

SHEET TITLE

LOCATIONS

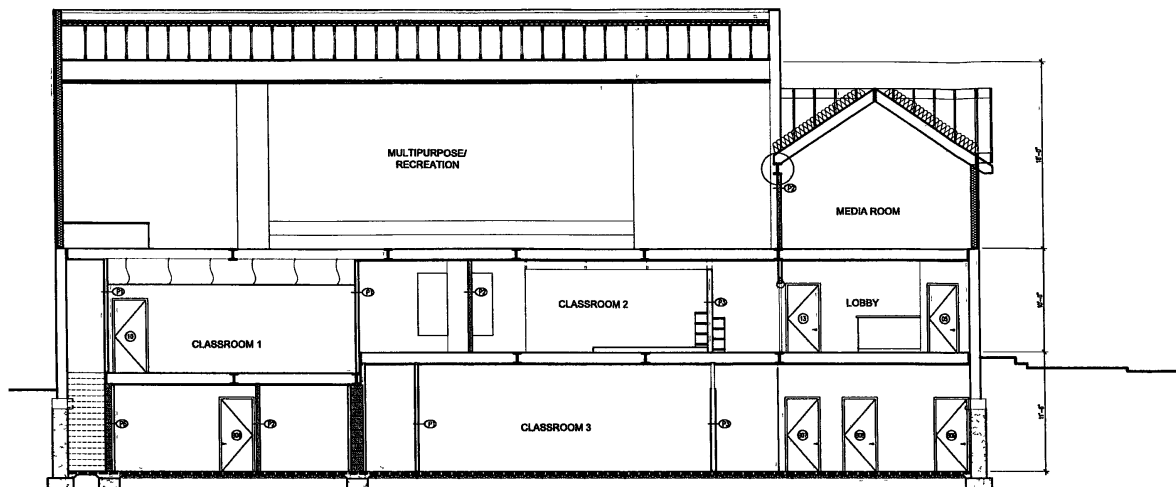
DATE

REVISION 12.02.11

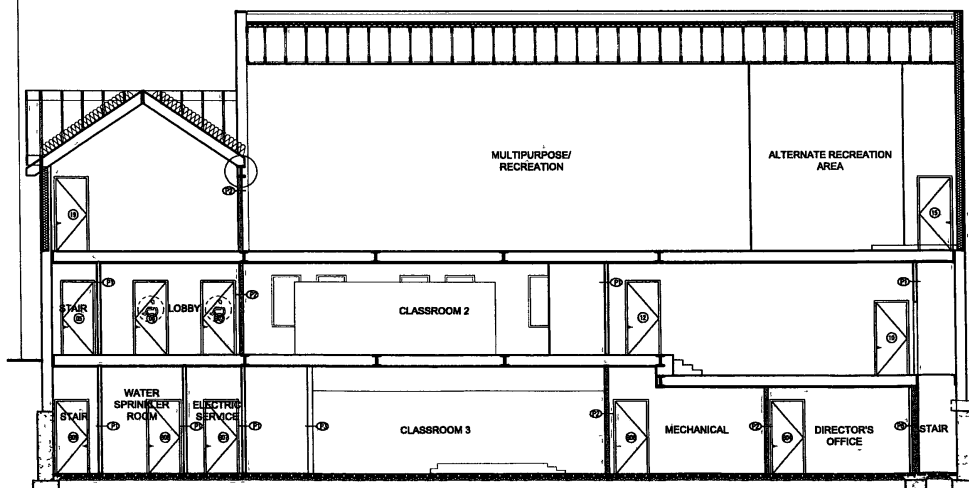
Sheet No.

A2.01

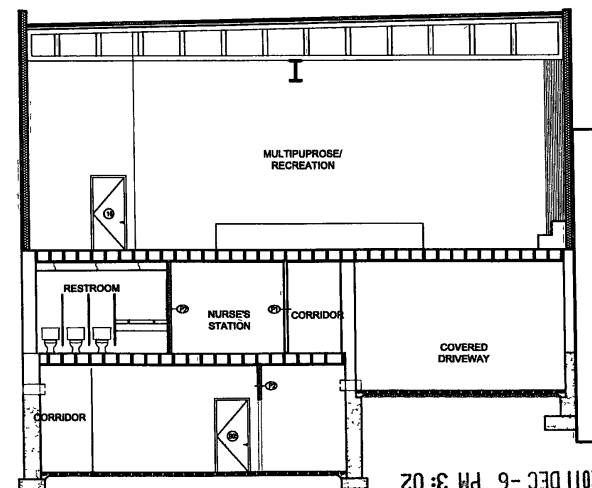
2011 DEC - 6 PM 3:02
OFFICE OF ZONING



1 BUILDING SECTION
A3 01 SCALE 3/16" = 1'-0"



2 BUILDING SECTION
A3 01 SCALE 3/16" = 1'-0"



3 BUILDING SECTION
A3 01 SCALE 3/16" = 1'-0"

2011 DEC -6-30 PM 3:02
OFFICE OF ZONING
RECEIVED

PROJECT
MT. OLIVE CHILD CARE CENTER
1138 6TH STREET NE
WASHINGTON, DC

W+W
ARCHITECTURE
CONSULTANTS
1138 6TH STREET NE
WASHINGTON, DC 20002
TEL: 202.462.1000
WWW.WWARCHITECTS.COM

CLIENT
BHI INTERNATIONAL
DELORES JOHNSON

SHEET TITLE
MAIN FLOOR & GROUND

DATE
FOR REVISION 12/2/11

Sheet No.
A3.01

MT. OLIVE BAPTIST CHURCH CHILD DEVELOPMENT CENTER

1138 6TH ST NE
WASHINGTON, DC

MT. OLIVE CHILD CARE CENTER
1138 6TH STREET NE
WASHINGTON, DC

W+W
ARCHITECTS
1138 6TH ST NE
WASHINGTON, DC 20002
202.462.1234
www.w+warchitects.com

CLIENT
BHI INTERNATIONAL
COLLEEN ARNONE

VICINITY MAP	OWNER/TENANT	SCOPE OF WORK	SYMBOLS	DRAWING INDEX	
	OWNER MOUNT OLIVE BAPTIST CHURCH 1140 6TH ST NE WASHINGTON, DC	1 INTERIOR AND EXTERIOR IMPROVEMENTS TO EXISTING CHURCH BUILDING FOR THE PURPOSE OF A CHILD DEVELOPMENT CENTER 2 NEW BASMENT LEVEL AND SECOND FLOOR FOR NEW CLASSROOMS AND MULTIPURPOSE ROOM 3 NEW MECHANICAL, PLUMBING AND ELECTRICAL	 ELEVATION SECTION DOOR TYPE FINISHES WOOD TYPE 	NO CS A1 00 A1 01 A1 02 A2 01 A3 01 A3 02 A4 01	
	DEVELOPER BHI INTERNATIONAL INC PO BOX 1470 WASHINGTON DC	BUILDING CODE DESIGN INFORMATION		DESCRIPTION COVERSHEET SITE PLAN PROPOSED FLOOR PLANS PROPOSED FLOOR PLANS ELEVATIONS BUILDING SECTIONS BUILDING SECTIONS STAIR SECTIONS	
GENERAL NOTES	OCCUPANCY		ABBREVIATIONS	MECHANICAL PLAN - LIGHTING ELECTRICAL PLAN - LIGHTING ELECTRICAL PLAN - POWER ELECTRICAL PLAN - POWER	
	AREA	FLR AREA/OCCUP			SQ FT
CODES, STANDARDS & PROCEDURES. 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCE GEORGES COUNTY MD BUILDING CODE AND AMENDMENTS, AND ALL OTHER APPLICABLE FEDERAL AND STATE LAWS AND ORDINANCES, ACCESSIBILITY CODES, STANDARDS, AND REGULATORY AGENCIES. 2. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS PROJECT SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS. 3. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPES OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. 4. EACH CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL WORK WHICH DIFFERS FROM CONTRACT DOCUMENTS SO THAT ACCURATE RECORD DRAWINGS AND SPECIFICATIONS CAN BE KEPT AND PROVIDED BY THE CONTRACTOR TO THE OWNER AT PROJECT CLOSEOUT. 5. EACH CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREOF. FAILURE TO EXAMINE THE SITE AND DETERMINE EXISTING CONDITIONS OR NATURE OF NEW CONSTRUCTION OR NATURE AND EXTENT OF WORK TO BE PERFORMED BY OTHER TRADES WILL NOT BE CONSIDERED A BASIS FOR GRANTING OF ADDITIONAL COMPENSATION. 6. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK. 7. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS ADJACENT BUILDINGS AND STREETS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATIONS, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT. DIMENSIONS: 1. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE. WHERE A DISCREPANCY MAY EXIST BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE RESTRICTIVE OR EXPENSIVE REQUIREMENTS SHALL GOVERN. 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK. 3. ALL PARTITIONS ARE DIMENSIONED TO THE FACE, UNLESS NOTED OTHERWISE. WHERE SPECIFIC DIMENSIONS, DETAILS AND/OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT IN WRITING BEFORE PROCEEDING WITH WORK IN QUESTION. 4. DOOR OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE CENTERED BETWEEN WALLS OR POSITIONED WITH ONE JAMB CASING TRIM AGAINST AN ADJACENT WALL OR COLUMN AS SHOWN ON THE PLANS AND/OR DETAILS.	APPLICABLE CODES IBC 2006, IPC 2006, IMC 2006, NEC 2008, NFPA 2008, IECC 2006, MARYLAND REHABILITATION CODE, MARYLAND ACCESSIBILITY CODE AND THE STATE OF MARYLAND BUILDING STANDARDS		ITEM IBC OCCUPANCY TYPE OF CONSTRUCTION NO OF STORIES (ABV GRADE) NFPA 101 OCCUPANCY SEPARATED MIXED USE (IBC/NFPA) NO YES FIRE ALARM FLOOR AREA	EXIST BLDG A-2 IBB 1 + MEZZANINE ASSEMBLY N/A NO YES 3242 SF	PROPOSED BLDG E & 1-2 IBB 2 + BASEMENT EDUCATION N/A NO YES 9635 SF
	TOTAL NO. OF CHILDREN 50 CHILDREN TOTAL OCCUPANCY 89 PEOPLE OCCUPANCY CALCULATIONS BASED ON IBC 2006 TABLE 1004.1.1				

PROJECT
SEAL

2011 DEC 9 - 3:20 PM
OFFICE OF ZONING

SHEET TITLE
PLUMBING SECTIONS & ELEVATIONS
DATE
FRI 12/02/11

Sheet No.
CS