

RECEIVED
D.C. OFFICE OF ZONING

2012 SEP -7 AM 9:45

Stephen Gyor
Development Review Specialist
Office of Planning
1100 - 4th Street, SW., Suite E650
Washington, D. C. 20024

August 30, 2012

Re: Mary's Missionary Baptist Church
2811 - 14th Street, N.E.
Variance Request Information
Hearing September 11, 2012

Dear Mr. Gyor:

On behalf of Pastor Mary Fowler, Pastor of Mary's Missionary Baptist Church, we are writing this letter to further support the additional space(s) required, as requested through above variance, for the missions of the Church serving the community.

The required new ADA toilet room facilities, as shown, would consume 33 percent (approximately 234 square feet) of the seven hundred and fourteen square feet of the additional square footage to the previously approved addition.

The additional seven hundred and fourteen square feet structure to the previously approved plan would not only enhance the space required for the ADA toilet facilities, but would also allow the enlarged multi-purpose area accommodations for the community youth computer learning center, piano and guitar lessons, counseling for drug addicted parents, space to hold AA meetings, counseling troubled young adults, unwed mothers, fathers, ex-prisoners.

The shown storage room would eventually be converted into a "Warming Kitchen," to prepare hot meals for the infants/children some time left at the Church door on a Sunday morning, "while not having had nothing to eat for some time.

SECOND STORY CONSIDERATION:

Rather than increasing the floor to area ratio (FAR), further than the allowable 60 percent, it has been suggested that a second floor be installed to the previously approved drawing.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18391
EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 18391
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Stephen Gyor

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D. C. Office of Planning

Variance Request: Mary's Missionary Baptist Church
2811 - 14th St., N.E.

The Church feels, due to the high cost of an elevator with installation, could not economically afford an elevator. An elevator would consume additional space within both first and second floors for its shaft installation as well as a mechanical room (Approximately 182 square feet, for first floor – 104 square feet, for 2nd floor). We have enclosed a typical elevation plan of a type shaft defining its dimensions. To provide and install a limited use, limited access (LULA) system to carry 1400 pounds of passengers with shaft, electrical, plumbing installation usually averages out to be about \$175,000.00. With consideration to such high cost, and loss of additional floor space, the Church feels such an installation would be unreasonable.

Should you have any further questions in this regard, kindly contact either Ben Yankey, of our architectural division, or this writer.

We thank you for your time and efforts in striving to assist us towards providing sufficient materials and presentation to the BZA at the September 11, 2012, 9:00 a.m., hearing.

Very truly yours,

WARDER AND ASSOCIATES, INC.



JERRY M. WARDER, PRESIDENT
240-350-9790

BEN YANKEY, ARCHITECTURAL COORDINATOR
240-350-9817

WARDER & ASSOCIATES C.
8016 Old Alexandria Ferry R.
Clinton, Maryland 20735

LETTER F TRANSMITTAL

(301) 868-5900
FAX (301) 868-8740

TO OFFICE of ZONING
BZA - 441 - 4th St, N.W
WASH, D.C. 20021 (SUITE 2005)

DATE	9/05/2012	JOB NO.	
ATTENTION			
RE:	Mary's Missionary Church		
	2811 - 14th St. N.E.		
	WASH, D.C.		

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒ Additional Information VARIANCE 18391

COPIES	DATE	NO.	DESCRIPTION
15	9/14/10	A1.01	FLOOR PLAN DEFINING FUTURE USES
15			ELEVATOR SHAFT DRAWINGS (COST COMPARISON)
15	8/30/12		Letter To Stephen Gyor, office of PLANNING

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

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D.C. OFFICE OF ZONING
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COPY TO _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.

SHINGLES ON 2 LAYERS OF 15# BLDG.
PAPER ON 1/2" CDX PLYWOOD ON
PRE-ENGINEERED TRUSSES @ 24" O.C.

5/4" x 8" WD. FASCIA
PAINTED OR CAPPED
TO MATCH EXISTING

PROVIDE SOFFIT VENT
WHERE REQUIRED

5/4" x 6" WD. SOFFIT
SKIRT PAINTED OR
CAPPED TO MATCH
EXISTING

R - 30 BATT. INSULATION

BOND BEAM W/2 #4

TYPICAL FLASHING AND WEEP

4" NEW BRICK TO
MATCH EXISTING

PROVIDE 1" AIR SPACE

RECEIVED
U.C. OFFICE OF ZONING
20 SEP - 7 AM 9:15
CEMENTIOUS WATERPROOFING

4" PVC PERFORATED
DRAIN TILE

GRAVEL W/ FILTER FABRIC

5" CLEAR (TYP.)

12" HOOK

OIL-MINDER MODEL #SE-50 (SEE E-1 & MP-1)

SAW CUT REGLET FLASHING INTO
EXISTING BRICK WALL

STEP FLASHING INSTALLED WITH
ROOFING AND COUNTER FLASH TO
THE NEW WALL REGLET FLASHING

1/2" DIA. SLEEVE ANCHOR @ 24" O.C.

PRES. TREATED 2x6 W/ 1/2" DIA. x 8" LONG
TRIPLE DIPPED GALV. HOOKED A.B. @ 32" O.C.

ACT LAY - IN CEILING TILE

CMU ON THE INSIDE OF THE ELEVATOR
SHAFT SHALL BE LEVEL, PLUMB AND CLEAN
OF DROPPINGS. ALL INTERIOR MORTAR
JOINTS SHALL BE TOOLED FLUSH. TYPICAL

BRICK TIES CONTINUOUS HORIZ. @ 16" O.C. AND 24"
VERT. TYPICAL

14 GAGE METAL SCREED (TYP.)

3" CONC. SLAB OVER 6 x 6 - W1.4 x W1.4
WIRE MESH OVER GALV. 26Ga. 9/16x36x24
METAL DECK OVER STEEL JOIST

TOP OF NEW FLOOR SLAB ELEVATION TO
MATCH EXISTING FLOOR SLAB ELEVATION

ACOUST. LAY - IN CEILING TILE (FIRE RATED)

BRIDGING PER SJI SPECIFICATIONS

STRAP ANCHORS @ 32" O.C. & AT LINES
OF BRIDGING GROUT IN CMU

8" CMU W/ GROUT FILL AND HORIZ.
REINF. AT 24" O.C. VERTICALLY

2" FIBERGLASS RIGID INSULATION
AS REQUIRED

4" CONC. SLAB OVER 6 x 6 - W1.4 x W1.4
WIRE MESH OVER 6 MIL POLYETHYLENE
VAPOR BARRIER OVER 4" MIN. GRAVEL

TOP OF NEW FLOOR SLAB ELEVATION TO
MATCH EXISTING FLOOR SLAB ELEVATION

6 MIL VAPOUR BARRIER OVER 4" GRAVEL

#4 REBAR x 12" LENGTHS
STEEL DOWEL AT 24" O.C.
4" EMBEDMENT

1/2" EXPANSION JOINT (TYPICAL)

#4 @ 12" O.C. EACH WAY TYPICAL ALL SIDES
CONTINUE BAR VERTICALLY INTO CMU WALL. TYP.

TYPICAL WALL DETAIL B

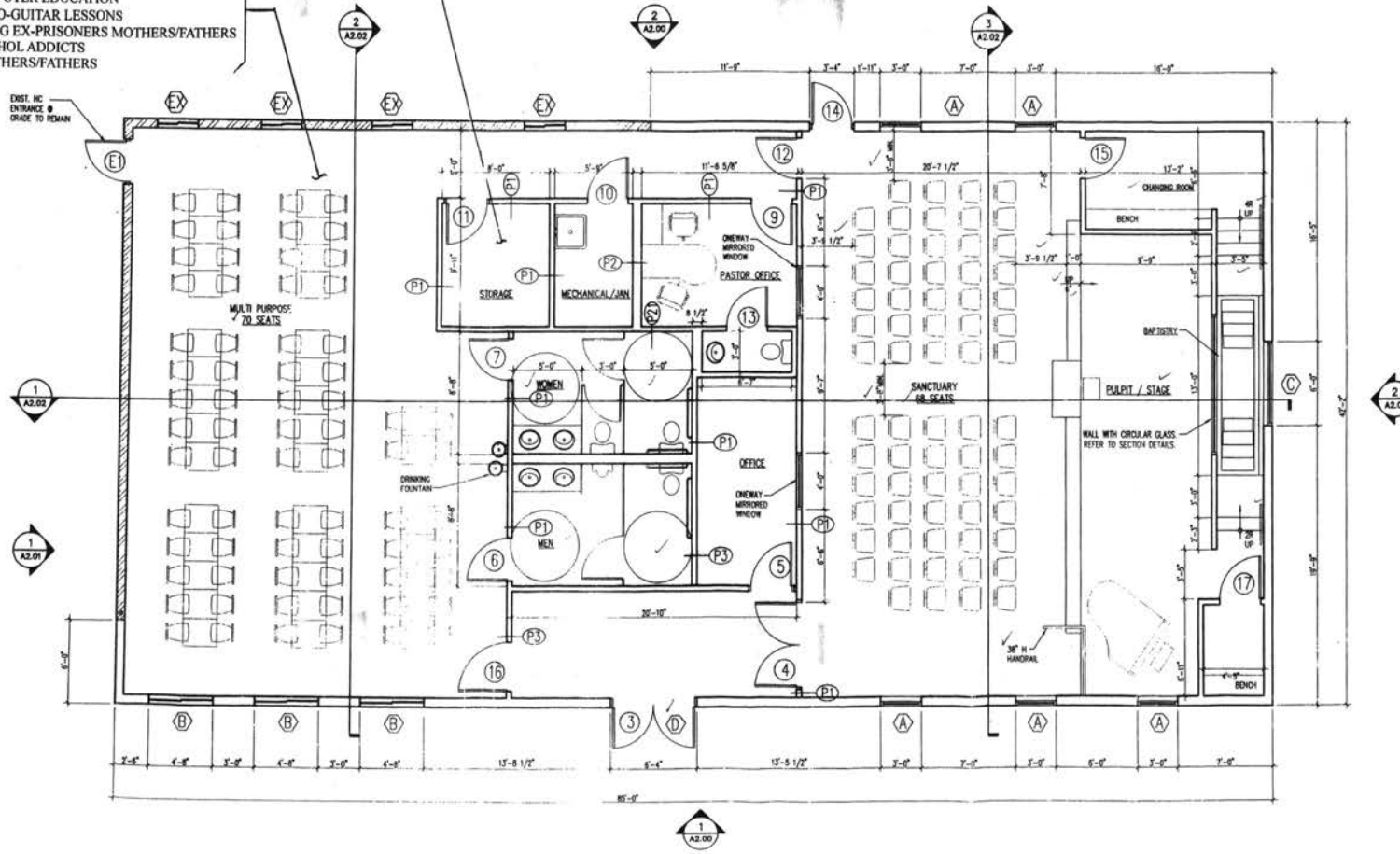
SCALE: 3/4" = 1' - 0"

MULTI-PURPOSE AREA:

YOUTH COMPUTER EDUCATION
YOUTH PIANO-GUITAR LESSONS
COUNSELLING EX-PRISONERS MOTHERS/FATHERS
DRUG/ALCOHOL ADDICTS
UNWED MOTHERS/FATHERS

POTENTIAL WARMING KITCHEN

TO FEED INFANTS/CHILDREN
(SOMETIMES LEFT AT CHURCH DOOR ON SUNDAY MORNINGS)



1
A1.01 **PROPOSED FLOOR PLAN**
SCALE: 1/4" = 1'-0"

LEGEND

D.C. OFFICE OF ZONING
2012 SEP - 7 AM 9:45
EXISTING WALLS TO REMAIN
EXISTING TO BE REMOVED
NEW WALLS

MARY'S MISSIONARY BAPTIST CHURCH
2811 14TH STREET NE

PROJECT

SEAL



CONSTRUCTION
BASED ON RECORDS OF
CITY OF WASHINGTON

SHEET TITLE:
PROPOSED FLOOR PLAN

DATE:
FIRM SET: 08/14/10

Sheet No:
A1.01