

①②

10

RECEIVED
D.C. OFFICE OF ZONING

2012 APR -4 PM 12: 12

Mary's Missionary Baptist Church
2811 - 14th St., N.E.
Washington, D. C.

March 29, 2012

To: The Board of Zoning Appeals (BZA) Washington, D. C.

This letter is to request three variances for an addition to St. Mary's Missionary Baptist Church located at 2811 - 14th Street, N. E., Washington, D. C., 2011 with lot size of 5,000 square feet, lot no. 29, square no. 4020 on a corner lot. The work for additional space as requested would be in basic accordance with the submitted drawings provided the Board. Our Variances request would be (A) due to exceeding the floor to area ratio, (with existing structure and new addition at a total of 72 percent); (B) for extending approximately 18 feet into the rear yard set back of 25 feet; © The Church is without on-site parking, we are therefore requesting to occupy the 15 parking spaces extended us, off site, per attached owner authorization.

The existing structure occupies 1,456 square feet of the total lot space of 5,000 square feet. It is the intent to change the front of the existing structure now facing 14th Street, to a change of address with the front of the structure to face Girard Street, N. E. Church requires approximately 2,171 square feet for the proposed space addition to enable urgent need to care for and feed the infants, children of drug addicted parents in the community. The addition will also allow room for AA meetings, rooms for counseling troubled young adults, unwed mothers and fathers.

The addition of 2,171 square feet will insure accommodations of ADA toilet facilities which require large spaces for wheel chair access and warming kitchen to properly feed the infants and children.

The concept of adding a second floor (upper level) to satisfy the set back/zoning requirements would create a financial burden of \$100,000 to \$200,000 for required elevator, lifts and mechanical room. By utilizing part of the now proposed rear space of approximately 54 feet (see Photo No. 1) for a single story addition, would alleviate the financial burden of the Church as to elevator costs and its space requirements.

Please note Chief Matthew LeGrant had approved the original proposed 1,454 square feet addition to the existing structure, however the ADA toilet facilities and accessibility space would deplete a large portion of the 1,454 square feet space approved by Chief LeGrant. This situation would leave very little space for the needed rooms to make the proposed addition functional and possible. The reason for our request for the new addition of 2,171 square feet, which would bring the total building area to 3,657 square feet, approximately 72 percent of floor to area ratio as previously stated.

In regards to Parking spaces, the Church is not increasing its existing Sanctuary Seating Capacity within the new addition space. However we are providing 15 additional parking spaces, off site, per letter (attached) from Mr. Tsegaye Reta, a requirement of zoning per zoning administrator, Chief LeGrant.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18391
EXHIBIT NO. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.18391
EXHIBIT NO.3

DE

11

RECEIVED
D.C. OFFICE OF ZONING

2012 APR -4 PM 12: 12

Mary's Missionary Baptist Church
Page 2

We would like to inform the BZA of our on-going efforts to contact the ANC for the 5B ward requesting a meeting to have our design people demonstrate to all neighbors in attendance the new addition structure to the Church and its presence on site as to property lines and set backs. However, only once in conversation with Mr. Vaughn Bennett have we had such an opportunity. Mr. Bennett, back in early February had informed us he would speak with the committee and get back with us as to a date of such meeting for our Church board and the design team to attend. However, after 4 phone calls to Mr. Bennett over the last month and one-half, and three emails (copies attached) we have not heard from Mr. Bennett. In our contacting zoning we learned Ms. Regina James is the Chairperson of the OANC, and after phoning her on three different occasions, leaving messages, we have not heard from her either.

We are presently contacting the two closest neighbors to our Church to seek a letter of approval from them as to the new addition having our design team intend to demonstrate the building drawings and set backs relating to their property lines. It is our understanding the neighbor at 2809 - 14th St., N.E., has passed, however we are writing a trustee of the property to set up such a meeting.

We are of the belief granting approval of this application would not be of substantial detriment to the public good, yet more so, a valued asset to the community of which it serves. In addition, due to the size of the property, without the addition of a cost prohibited second floor as mentioned, the Church could not offer its numerous counseling services, feeding the children, fellowship services which, as stated, could possibly create a financial burden to the Church. We do feel the granting of this application would be within the "general intent" and purpose of the zoning regulations.

We, the Church Board, request your favorable consideration in approving our dying request to heal the community upon which we are called to service.

Thank You,

Sincerely

The Board of:

MARY'S MISSIONARY BAPTIST CHURCH


REVEREND MARY FOWLER, PASTOR