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8:372824 14th Street NE
Washington DC 20017
September 10, 2012

Richard S. Nero, Jr.
Deputy Director of Operations
Office of Zoning
Government of the District of Columbia
441 4th Street NW, Suite 200/210-S
Washington DC 20001

Re: Formal protest from affected property owners regarding Application Number 18391 (Application of St. Mary's Missionary Baptist Church, 2811 14th Street, NE, Washington DC for a variance from the lot occupancy requirements under Section 403; a variance from the rear yard requirements under Section 404 and a variance from the court requirements under Section 406)

Dear Mr. Nero and Board Members of the Office of Zoning:

We are writing to formally protest the application of St. Mary's Missionary Baptist Church, located at 2811 14th Street NE (Square 4020, Lot 29) for three variances from the lot occupancy requirements under Sections 403, 404, and 406 in the R-1-B District.

The church has failed to contact us directly regarding the proposed changes and we have been poorly informed regarding their requests for the three variances cited above. We understand from other neighbors that the church has been equally remiss in notifying them directly of any proposed changes. We cannot but suspect that the church's failure to contact us directly is intentional as the proposed changes will all adversely impact the surrounding property owners.

Currently, St. Mary's Church is housed in a small one-story building. The architecture of this building and surroundings are in keeping with the immediate surrounding neighborhood which is a residential area, with the sole exception to this being St. Mary's Missionary Baptist Church itself. The small size of the church has meant that traffic, especially on Sundays, has been contained and has not caused any real problems to the surrounding neighbors.

The proposed addition to St. Mary's Missionary Baptist Church will raise the roofline, pushing parts of the building up to add a second story and a steeple, restricting views and, more important, creating a densely built up lot in the middle of a neighborhood known for its green spaces. It appears from the plans that the building's footprint will be at least doubled, with the building itself being pushed right up to the edge of the property line.

SEP 11

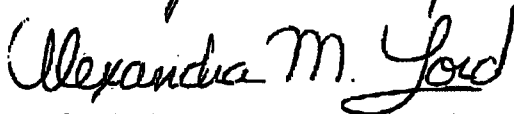
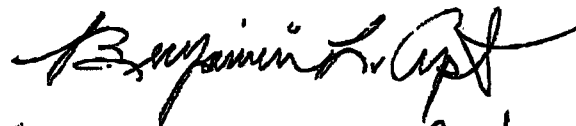
BOARD OF ZONING ADJUSTMENT
District of ColumbiaCASE NO. 18391
EXHIBIT NO. 30
Board of Zoning Adjustment
District of Columbia
CASE NO. 18391
EXHIBIT NO. 30

The proposed addition will also dramatically increase traffic on our street, especially on Sundays. As this section of 14th Street is, with the exception of St. Mary's Missionary Baptist Church, a residential area with single family homes and driveways, we are concerned this will cause serious congestion.

While we do not oppose some expansion and we understand that this might occur, the proposed expansion is simply too large for the lot and the neighborhood---as indicated by the fact they need a variance to do this.

We regret that we cannot attend this meeting in person to protest this. Unfortunately, our work schedules do not allow us to attend this meeting.

Yours sincerely,



Benjamin L. Apt and Alexandra M. Lord, property owners,
2824 14th Street NE, Washington DC
202-269-1463 (home phone)
202-997-9443 (cell)