

WARDERGROUP

Wardergroup of Florida, Inc.
426 32nd Avenue, #210E
Saint Petersburg, FL 33704-2149
800-732-7266
www.wardergroup.com

Exclusively Building Houses of Worship for Over 30 Years

Office of Zoning
Board of Zoning Adjustment (BZA)
441 - 4th St., N.W. (Suite 200S)
Washington, D. C. 20021

September 28, 2012

RECEIVED
D.C. OFFICE OF ZONING
2012 OCT -2 AM 10:16

RE: Variance Case No. 18391
Mary's Missionary Baptist Church
2811 - 14th St., N.E.
Washington, D. C.

Gentlemen:

Per the September 11th, 2012, 9:30 A.M., BZA Hearing, we are responding as to the Board's request.

During the hearing we were requested to demonstrate the "Institutional Necessity," as to the additional space requirements above and beyond Chief LeGrants earlier approval of the approximate 3,000 square feet which would be needed to accommodate the additional space requirements to serve the community towards children computer classes, feeding of the local children, guitar/piano lessons, counseling space and potential spaces for AA meetings.

We are presenting herewith Chief LeGrants approved floor plan and an additional drawing demonstrating the total area required to accommodate the various Church uses as outlined above (approximately 700 square feet addition to Chief LeGrants prior approved drawing).

We are also providing tabulations demonstrating Chief LeGrants approved floor plan occupancy use as compared to the additional space requirements for the Church defining the current attendance in each use as computer classes, feeding children, music lessons, counseling, etc., as to what the approximate 3000 square feet approved structure and the increased, approximate 3700 square feet structure would allow as to space for the various uses.

We thank you for granting us this time to provide further explanation and look forward to your findings upon completion of the late October board meeting.

Very truly yours,

WARDER & ASSOCIATES, INC.

JERRY M. WARDER, PRESIDENT

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18391
EXHIBIT NO. 35

Design/Build
Construction Management
General Contracting
Feasibility/Master Plans
In-House Trades

New Construction
Additions
Renovations
Conversions
Elevators & Lifts
Fire Life Safety

Board of Zoning Adjustment
District of Columbia
CASE NO. 18391
EXHIBIT NO. 35

MARY'S MISSIONARY BAPTIST CHURCH

2811 14th STREET NE, WASHINGTON DC

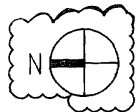
CASE # 18391

WHAT CHIEF LeGRANT'S APPROVED PLAN ALLOWS					
ROOM NAME	SPACE MARK	DAY OF WEEK	SPACE FUNCTION	CURRENT ATTENDANCE	CAPACITY PER CODE
SANCTUARY:	A	SUNDAY	WORSHIP SERVICE	68	68
MULTI-PURPOSE:	BC	SUNDAY AFTER SVC.	FEEDING HUNGRY CHILDREN + ADULTS	70	29
	B	SUNDAY BEFORE SVC.	SUNDAY SCHOOL ADULTS	50	16
	C	SUNDAY BEFORE SVC.	SUNDAY SCHOOL/ REHASEL-CHILDREN	15	12
	B	WEDNESDAY	BIBLE CLASSES ADULTS	50	16
	C	WEDNESDAY	BIBLE CLASSES CHILDREN	20	12
	BC	WEDNESDAY	ACOHOL ADDICTED MEETING/COUNCIL	60	62
	BC	SATURDAY	UNWED MOTHERS COUNCILING	70	62
	BC	WEDNESDAY & SATURDAY	COMPUTER CLASS FOR CHILDREN	20	21
	B	WEDNESDAY & FRIDAY	PIANO LESSONS FOR CHILDREN	3	2
	C	WEDNESDAY & FRIDAY	GUITAR LESSONS FOR CHILDREN	10	12
SENIOR PROGRM IN THE WORK:	B	SATURDAY	EXERCISE CLASS	8	4
	C	THURSDAY	TUTORIALS	10	12

WHAT PROPOSED CHURCH PLAN ALLOWS					
ROOM NAME	SPACE MARK	DAY OF WEEK	SPACE FUNCTION	CURRENT ATTENDANCE	CAPACITY PER CODE
SANCTUARY:	A	SUNDAY	WORSHIP SERVICE	68	68
MULTI-PURPOSE:	BCD	SUNDAY AFTER SVC.	FEEDING HUNGRY CHILDREN + ADULTS	70	75
	CD	SUNDAY BEFORE SVC.	SUNDAY SCHOOL ADULTS	50	52
	B	SUNDAY BEFORE SVC.	SUNDAY SCHOOL/ REHASEL-CHILDREN	15	23
	CD	WEDNESDAY	BIBLE CLASSES ADULTS	50	52
	B	WEDNESDAY	BIBLE CLASSES CHILDREN	20	23
	BCD	WEDNESDAY	ACOHOL ADDICTED MEETING/COUNCIL	60	162
	BCD	SATURDAY	UNWED MOTHERS COUNCILING	70	162
	BCD	WEDNESDAY & SATURDAY	COMPUTER CLASS FOR CHILDREN	20	56
	BC	WEDNESDAY & FRIDAY	PIANO LESSONS FOR CHILDREN	3	17
	D	WEDNESDAY & FRIDAY	GUITAR LESSONS FOR CHILDREN	10	28
SENIOR PROGRM IN THE WORK:	BC	SATURDAY	EXERCISE CLASS	8	14
	D	THURSDAY	TUTORIALS	10	28

WARDER & ASSOCIATES, INC.
8016 OLD ALEXANDRIA FERRY ROAD
CLINTON, MD 20735

9/27/12

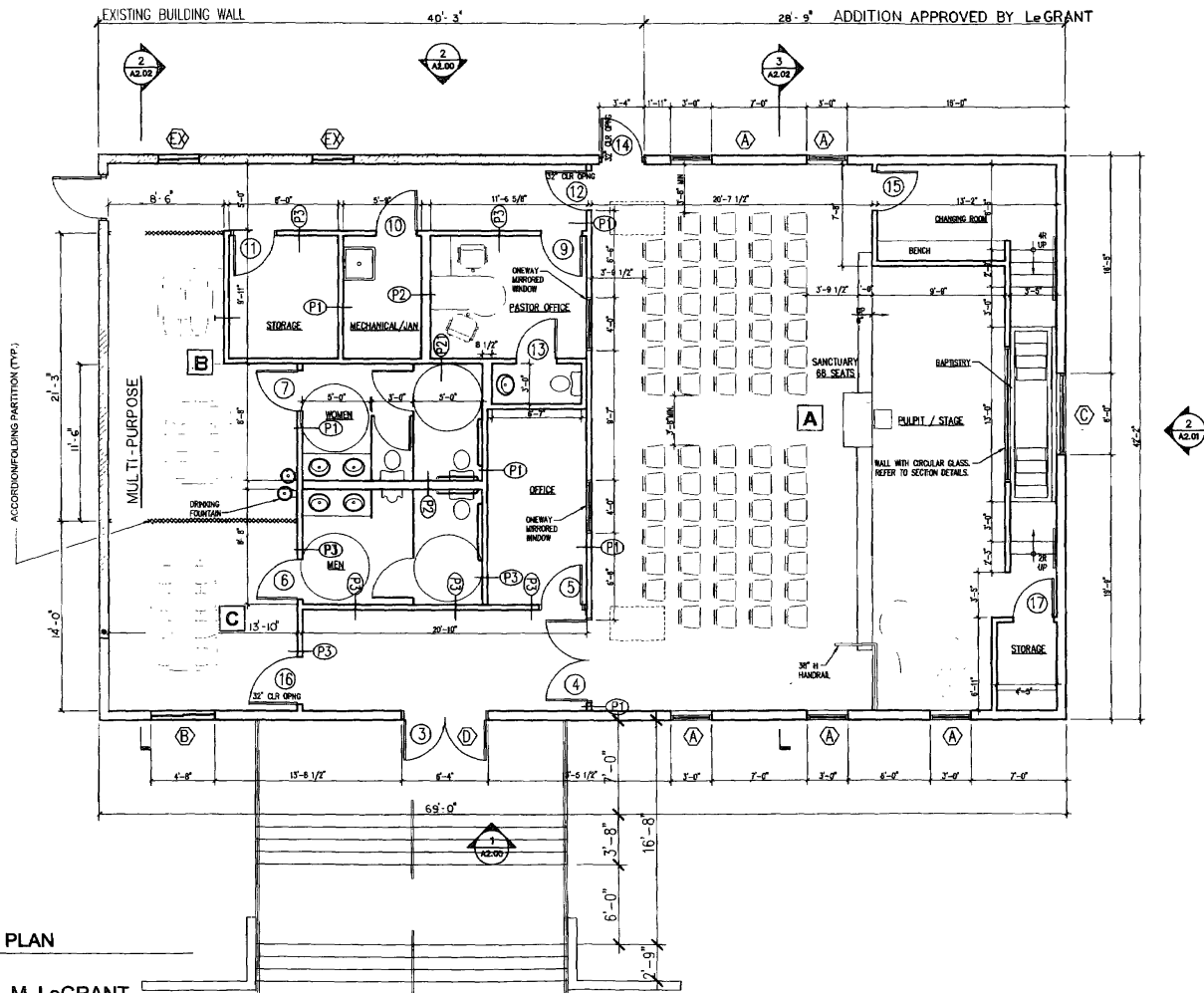


1
A1.01

PROPOSED FLOOR PLAN

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

APPROVED BY MR. M. LeGRANT



LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALLS

W+W

701 GORDON AVE SE WASHINGTON, DC 20002
401 202-638-8888 www.w+warchitect.com

CLIENT:
MARY'S MISSIONARY
BAPTIST CHURCH
2811 14TH STREET NE
WASHINGTON, DC

MARY'S MISSIONARY BAPTIST CHURCH 2811 14TH STREET NE

PROJECT

SEAL:



CONTRACTOR:
WHEELER ARCHITECTS, INC.
STREET ADDRESS

SHEET TITLE:
PROPOSED FLOOR PLAN

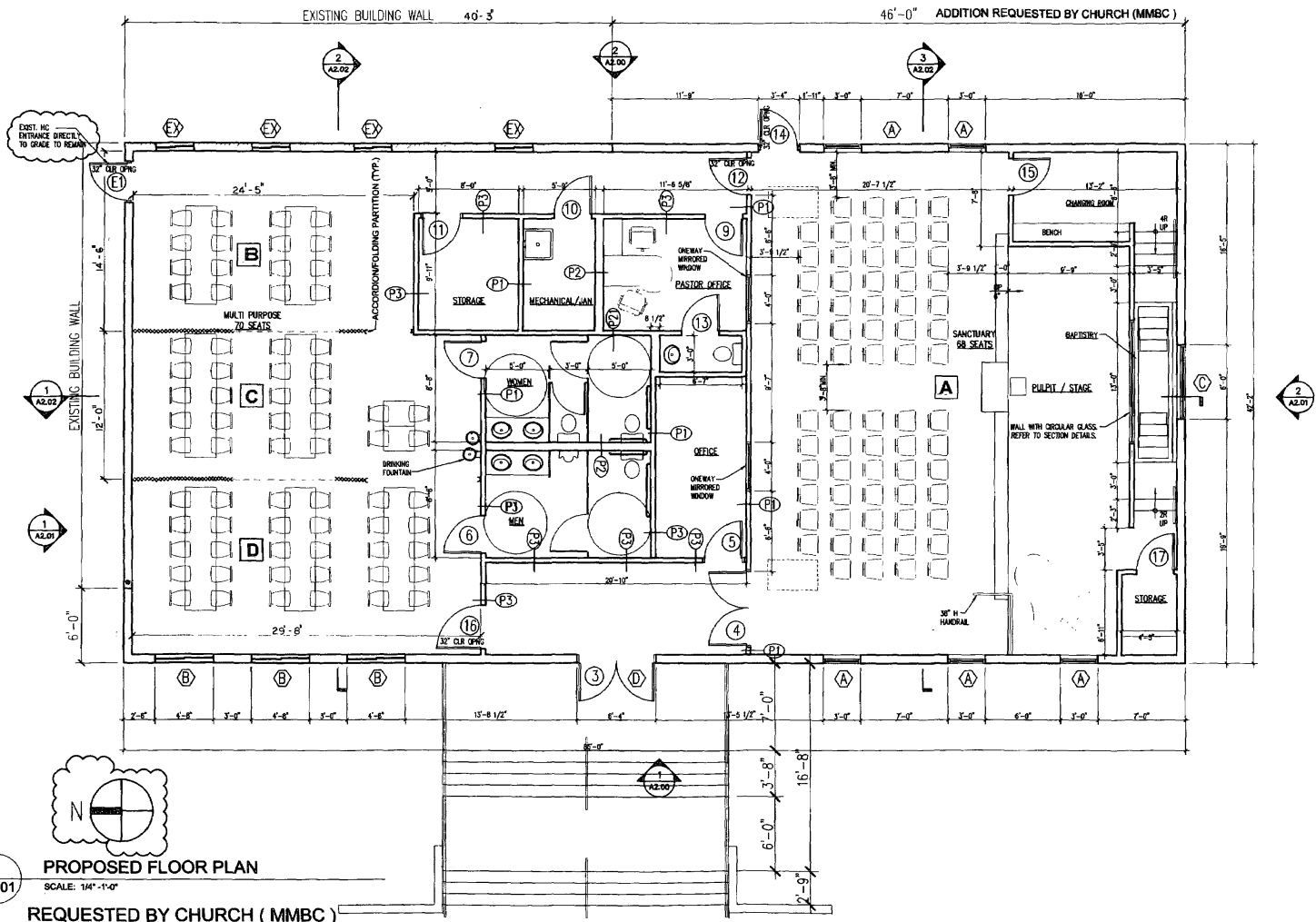
DATE:
RHS: 11/19/11
RHS: 11/19/11

Sheet No.:
A1.01

MARY'S MISSIONARY BAPTIST CHURCH
2811 14TH STREET NE

PROJECT
 SEAL
 DISTRICT OF COLUMBIA
 CONTRACT TYPE
 DESIGN-BUILD
 SHEET TITLE
 PROPOSED FLOOR PLAN
 DATE
 SHEET SET: 08.14.13
 REVISION SET: 08.13.17
 SHEET No.:
A1.01

- LEGEND**
- EXISTING WALLS TO REMAIN
 - EXISTING TO BE REMOVED
 - NEW WALLS



1
A1.01
PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"
REQUESTED BY CHURCH (MMBC)

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., December 8, 2009

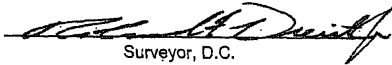
Plat for Building Permit of SQUARE 4020 LOT 29

Scale: 1 inch = 20 feet Recorded in Book 194 Page 59

Receipt No. 05895

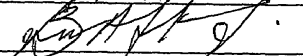
Furnished to: BEN YANKEY

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area when required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

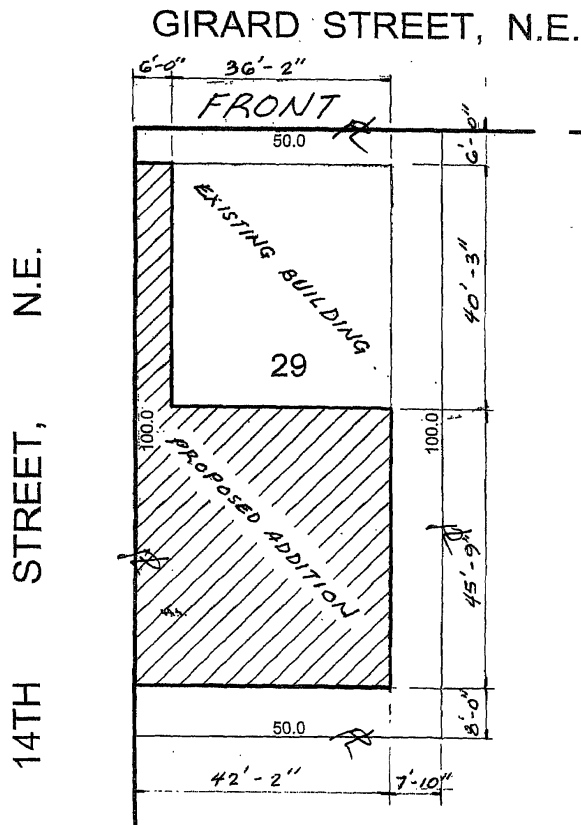

Surveyor, D.C.

By: A.S. 

Date: 8/17/10


(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



PROPOSED BY MARY'S MISSIONARY B. CHURCH

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 17, 2009

Plat for Building Permit of: SQUARE 4020 LOT 29

Scale: 1 inch = 20 feet Recorded Book 194 Page 59

Receipt No. 05895

Furnished to: BEN A. YANKEY

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

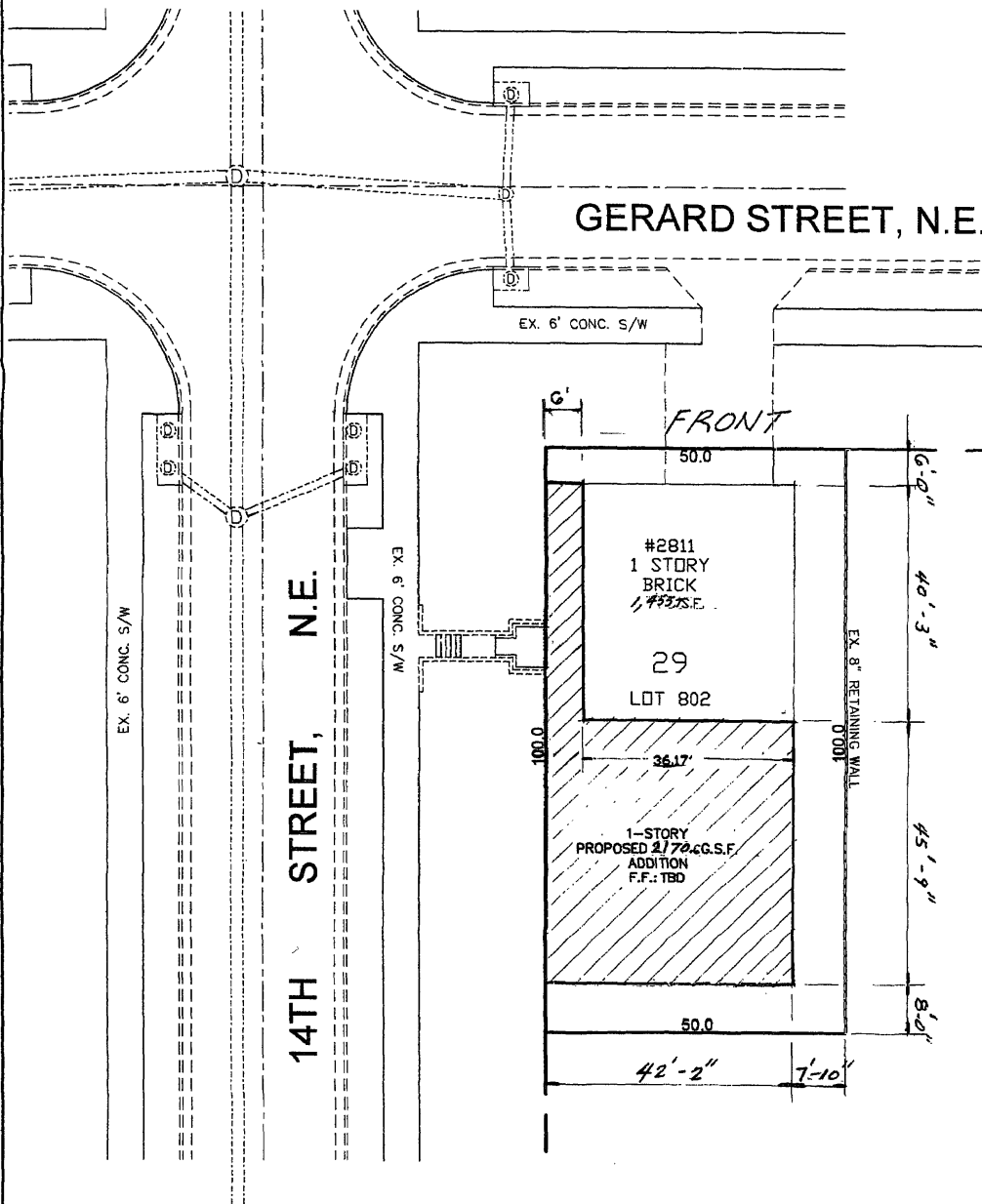
Surveyor, D.C.

Date: 8/17/10
[Signature]

By: A.S.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



PROPOSED BY MARY'S MISSIONARY BAPTIST CHURCH

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., December 8, 2009

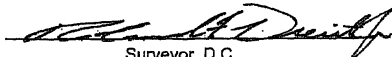
Plat for Building Permit of SQUARE 4020 LOT 29

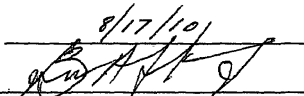
Scale: 1 inch = 20 feet Recorded In Book 194 Page 59

Receipt No. 05895

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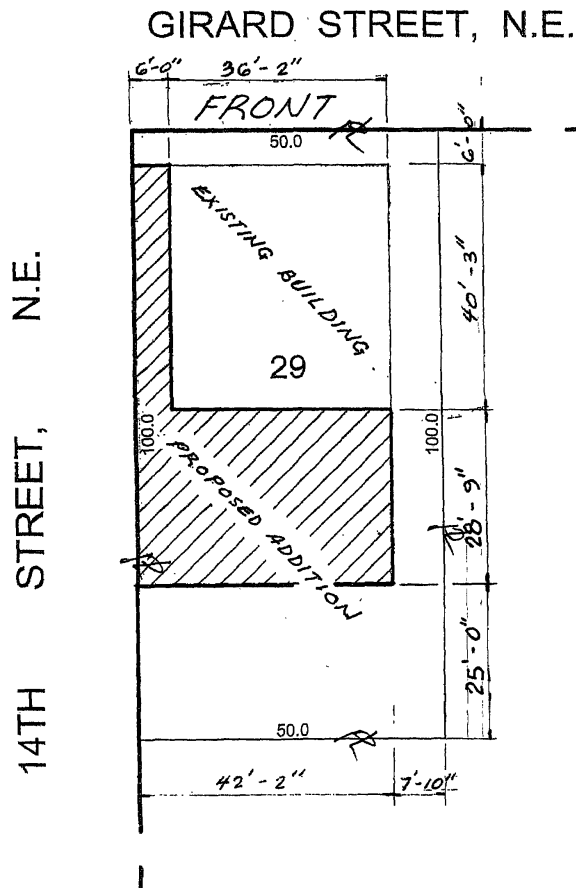
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Surveyor, D.C.

Date: 8/17/10

(Signature of owner or his authorized agent)

By: A.S. 

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



APPROVED BY CHIEF LEGRANT

Washington, D.C., August 17, 2009

Recorded Book 194 Page 88

Furnished to: BEN A. YANKEY

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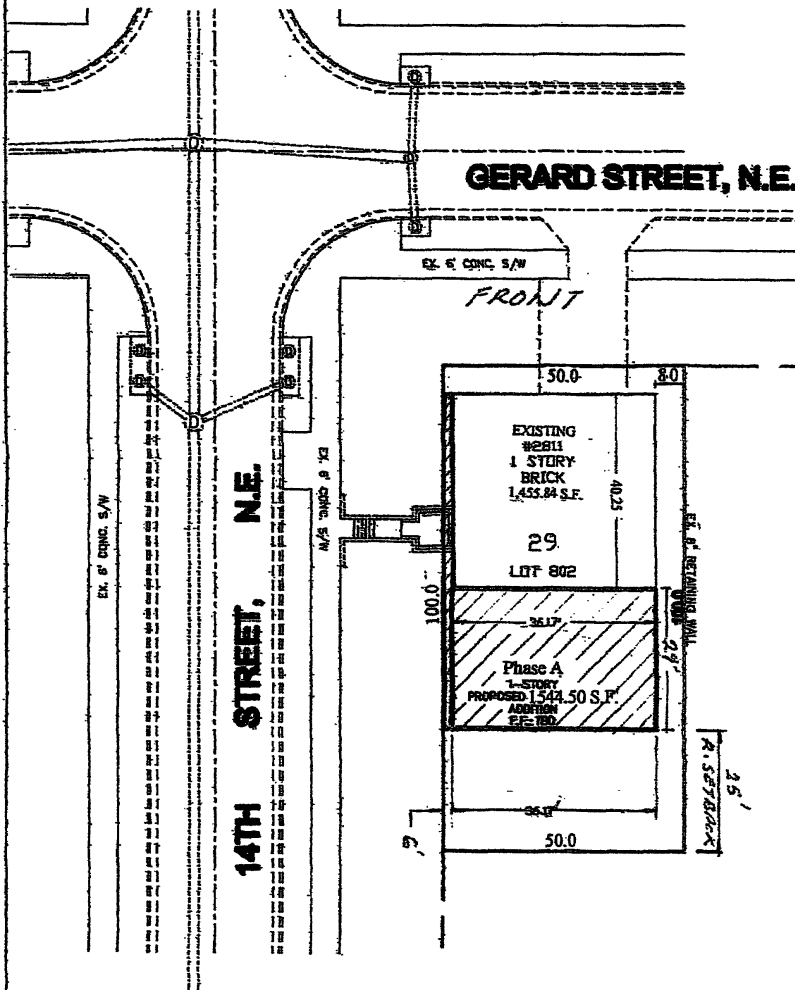
Surveyor, D.C.

Distances

DE AD

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Transfer Load of Parents are in accordance with the records of the Department of Finance, and Revenue, Assessment Administration, and do not necessarily agree with data description.



PROPOSAL I WITH PHASE A ADDITION

APPROVED BY CHIEF LEGRANT