

JORDAN & KEYS, PLLC
ATTORNEYS AT LAW
SUITE 710
1400 SIXTEENTH STREET, N.W.
WASHINGTON, D. C. 20036-2217
(202) 483-8300
FACSIMILE (202) 328-6153
gkeys@jordankeys.com

November 20, 2012

GEORGE R. KEYS, JR.*
*Also Admitted in Maryland

OF COUNSEL:
HAROLD E. JORDAN

VIA E-MAIL TRANSMISSION
bzasubmissions@dc.gov

Lloyd Jordan, Esq., Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W. - Room 210 South
Washington, D.C. 20001

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Re: BZA Application No. 18449 – 1251 Saratoga Avenue, N.E., 2407,
2409 and 2411 12th Street, N.E.

Dear Mr. Jordan:

This firm represents Israel Baptist Church and Israel Manor, Inc. (the "Applicant"), the owner of the real property located at the above-referenced addresses (Lots 33, 34, 35 and 36, Square 3939). The Applicant has applied for a variance pursuant to §§ 2101.1 and 3103.2 to reduce the parking requirements for a proposed community health facility and ancillary social and recreation space for church use and for special exception relief pursuant to § 2116.3 to provide required parking elsewhere than on the subject parking in the R-5-A zoning district at the subject property.

Pursuant to § 3113.8 of the Board of Zoning Adjustment Supplemental Rules of Practice and Procedure, the Applicant herewith submits the enclosed information as a supplement to its application for special exception.

1. Revised Site Plan

After extensive discussion with the District Department of Transportation ("DDOT"), the D.C. Office of Planning ("OP") and a meeting with the Public Space Committee, DDOT ("PSC"), the Applicant has revised the site plan to reflect certain understandings and agreements with those agencies. A copy of the Site Plan, revised November 19, 2012 is attached. There are several changes from the site plan originally included in the application: (1) the elimination of the curb cut on 12th Street, N.E.; (2) the widening of the private roadway paralleling Saratoga Avenue, N.E. in order to permit a two-way flow of automobiles to the parking spaces west of the

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EXHIBIT NO. 27

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proposed building addition; (3) a reconfiguration of the parking spaces west of the proposed building addition; (4) an adjustment in the number of parking spaces that can be accommodated on the land owned by the Applicant to forty-five (45). These changes are discussed more fully below.

Elimination of 12th Street Curb Cut

The neighbors and DDOT were opposed to the 12th Street exit from to the parking area. Instead, the Applicant proposes to utilize the existing entrance off Saratoga Avenue to service the parking lot west of the proposed building addition. Vehicles will enter and exit the parking area using Saratoga Avenue.

Widening Existing Private Roadway

In order to make the flow of vehicles along this private roadway two-way, the Applicant needs to widen the existing roadway which will require permission from PSC to encroach approximately 381 square feet into public space along the Saratoga Avenue right-of-way. Presently, this area is landscaped greenspace and the encroachment is a minor intrusion. This encroachment area is identified on the Revised Site Plan.

Reconfiguration of Parking Area

To accommodate the new interior circulation pattern, the Applicant has made minor adjustments to the parking layout, but the number of parking spaces remains thirty-five (35).

Parking Count Adjustment

Under § 2116.4, required parking spaces cannot be located between the building restriction line and the property line. In the initial assessment of the parking potential of the subject property, the Applicant assumed that more parking spaces could be fitted onto its property opposite the unimproved Bryant Street, N.E. than is allowable. As shown in the Revised Site Plan, the ten (10) blue spaces can be developed as required parking spaces as such spaces are north of the building restriction line. However, there is no means of access to these spaces from Brentwood Road, N.E. without permission from PSC. Furthermore, the development of the remaining thirty-seven (37) parking spaces that are either fully or partially in the Bryant Street right-of-way is subject to an arrangement with PSC to utilize the public space. The Applicant intends to seek permission from PSC for both types of access. DDOT, OP and PSC are in agreement with this approach.

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2. Zoning Relief.

The Applicant requested a variance to reduce parking for the subject property and the application was advertised in that manner without a specification of the number of parking spaces to be reduced. On BZA Form 135 submitted with the application, the Applicant calculate the variance as a reduction of fifty-four (54) spaces, assuming that the Applicant could provide eighty-two (82) parking spaces --- thirty-five (35) in the parking lot west of the proposed addition and forty-seven (47) on the Bryant Street side of the existing building. In fact, OP and PSC have advised the Applicant that required parking spaces could not be counted in public space, so that the Applicant's estimate of available parking was in error. The Applicant can only provide a maximum of forty-five (45) parking spaces on the subject property. As a practical matter, the Applicant intends to proceed with a request to PSC to use the public space in the Bryant Street right-of-way to develop the thirty-seven (37) parking spaces, but that request has nothing to do with this application.

Accordingly, the Applicant hereby withdraws the request for special exception relief pursuant to § 2116.3 and amends BZA Form 135 and its application to show that the project provides only forty-five (45) parking spaces, instead of eighty-two (82).

Advisory Neighborhood Commission 5B

The Applicant has met on several occasions with neighbors and Advisory Neighborhood Commission 5B to gain their input on the application. ANC 5B will meet on December 6, 2012, to vote on the revised site plan submitted herewith and the Applicant requests that the Board hold the public hearing record open in order to receive any ANC-5B resolution regarding the project.

Respectfully submitted,

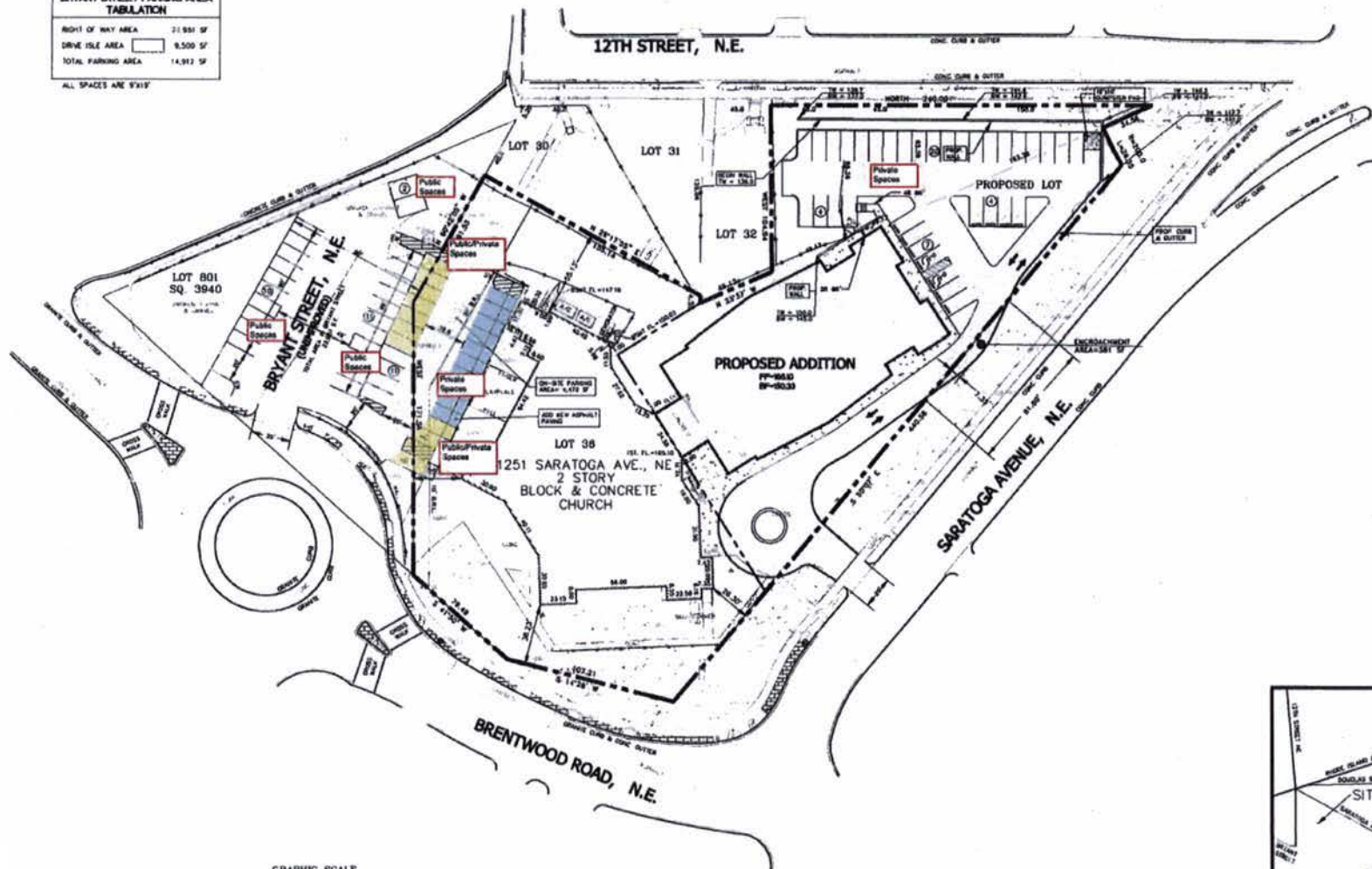

George R. Keys, Jr.

Enclosures

cc: Advisory Neighborhood Commission 5B
Karen Thomas, Office of Planning
Anna Chamberlin, District Department of Transportation

RIGHT OF WAY AREA	21.951 SF
DRIVE ISLE AREA	9.500 SF
TOTAL PARKING AREA	14.912 SF

ALL SPACES ARE 9'x19'



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1"=3000'

MADDOX
Engineers & Surveyors, Inc.
1524 Tower Oaks Boulevard, Suite 300-A, Rockville, MD 20852
(301) 762-001
www.maddoxinc.com

SITE PLAN

No. 1251 SARATOGA AVE., NE
SQUARE 3939
 WASHINGTON
 DISTRICT OF COLUMBIA

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