



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
2826 Q St., SE	5583	0804	R-5-A	Special Exception	334.1; 352.1; 411.11
				Area Variance	334.3; 402.4; 403.2
				Area Variance	404.1; 2001.3
				Area Variance	

Present use(s) of Property: Vacant / Residential

Proposed use(s) of Property: Community Service Center

Owner of Property: National Community Church

Telephone No: (202) 544-0414

Address of Owner: 205 F St., NE, Washington DC 20002

Single-Member Advisory Neighborhood Commission District(s): 7B-02

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

National Community Church (the "Applicant") seeks special exception approval to permit a community service center in the R-5-A District under Sec. 334.3 and Sec. 352.1, and special exception approval from the roof structure requirements pursuant to Sec. 411.11. Additionally, the Applicant seeks a variance from the structural alternation limitations set forth in Sec. 334.3; a variance from the FAR requirements in Sec. 402.4; a variance from the lot occupancy requirements in Sec. 403.2; a variance from the rear yard requirements in Sec. 404.1; and a variance from the non-conforming structures provisions in Sec. 2001.3. The purpose of said requests is to permit an addition to and renovation of an existing building located at 2826 Q Street, SE (Square 5583, Lot 804) for community service center including an indoor basketball court.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: July 12, 2013

Signature*: Leila Batties

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Leila Batties, Esq.

E-Mail: leila.batties@hklaw.com

Address: Holland & Knight / 800 17th Street, NW, Washington DC 20006

Phone No(s): 202.419.2583

Fax No.:

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No.

18633
Board of Zoning Adjustment
District of Columbia
CASE NO. 18633
EXHIBIT NO. 1

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202 955 3000 | F 202 955 5564
Holland & Knight LLP | www.hklaw.com

Leila Marie Jackson Batties
(202) 419-2583
leila.batties@hklaw.com

July 12, 2013

Via Hand Delivery

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 JUL 12 PM 3:01

Re: **National Community Church**
BZA Application for Property at 2826 Q Street, SE

Dear Board Members:

On behalf of National Community Church, the owner of the property at 2826 Q Street, SE, which is more particularly described as Square 5583, Lot 804 (the "Property"), we submit an application and supporting materials pursuant to 11 DCMR Section 3104.1 for special exception approval and approval of certain variances in order to permit the redevelopment of the subject property with a mixed use project that includes office, residential and retail uses. Enclosed are one original and 10 copies of the following materials:

- completed BZA Form 120 (application);
- completed BZA Form 135 (self-certification);
- copy of the plat for the subject property;
- architectural drawings for the proposed project;
- statement of existing and intended uses of the subject property;
- preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- photographs of the subject property; and
- a copy of certificate of occupancy for the current authorized use.

Atlanta | Boston | Chicago | Fort Lauderdale | Jacksonville | Lakeland | Los Angeles | Miami | New York | Northern Virginia | Orlando
Portland | San Francisco | Tallahassee | Tampa | Washington, D.C. | West Palm Beach

Additionally, we have included the following:

- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- A completed BZA Form 126 (fee calculator) and a check in the amount of \$9,360.00; and
- An authorization letter from National Community Church authorizing Holland & Knight LLP to file this application.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: Lela M. Jackson Batties
Lela M. Jackson Batties

Enclosures

cc: Ms. Jennifer Steingasser, Office of Planning (via hand delivery)
Mr. Joel Lawson, Office of Planning (via hand delivery)
Advisory Neighborhood Commission 7B c/o Commissioner Robert Richards, Chair (via U.S. Mail)
Commissioner Zina Williams, SMD Representative ANC 7B-02 (via U.S. Mail)