

Holland & Knight

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Leila Mane Jackson Batties
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December 30, 2013

Via Hand Delivery

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

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18633

EXHIBIT NO. 33

RECEIVED
D.C. OFFICE OF ZONING
2013 DEC 30 PM 2:31

Re: **BZA Application No. 18633 / National Community Church**
Modification/Supplement to Prehearing Statement Filed October 22, 2013

Dear Board Members:

This filing is submitted on behalf of National Community Church (the "Applicant") in connection with the above-referenced application (the "Application"), which is scheduled to be heard before the Board on January 14, 2014. Previously, the Application was scheduled to be heard on November 5, 2013. However, that hearing was postponed in order to give the Applicant more time to work with ANC 7B.

A prehearing statement was filed with the Board on October 22, 2013. Enclosed as a modification and supplement to that prehearing statement are eleven copies of the following:

- (1) A revised set of architectural drawings, dated December 30, 2013, which supersede the architectural drawings attached as Exhibit A of the prehearing statement. The improved building design is the result of numerous discussions between the architect and ANC 7B.
- (2) A letter of support from ANC 7B, dated December 27, 2013. As noted, this letter supersedes the one dated October 31, 2013, and previously filed with the Board.

The Applicant has worked diligently over the past several months to get the community's support of the proposed community service center. Their efforts have resulted in a well-designed building and unanimous vote in support of the Application from ANC 7B. Further, the Applicant is committed to working with community stakeholders on an on-going basis in order to ensure that the community service center benefits the immediately surrounding neighborhood.

In light of the foregoing, we remain hopeful of the Board's favorable review of the Application. Thank you for your considerate attention to this matter.

Very truly yours,

HOLLAND & KNIGHT LLP

By: *Leila Batties/lan*
Leila M. Jackson Batties

Enclosures

cc: Mr. Richard Nero, Office of Zoning (via email)
Ms. Jennifer Steingasser, Office of Planning (via email)
Mr. Joel Lawson, Office of Planning (via email)
Mr. Arthur Jackson, Office of Planning (via email)
Advisory Neighborhood Commission 7B c/o M. Ashby (via email)
Commissioner Robert T. Richards, Chair, ANC 7B (via email)
Commissioner Zina Williams, SMD Representative ANC 7B-02 (via email)



NAYLOR DUPONT
Advisory Neighborhood
Commission 7B



District of Columbia Government
3200 S Street, S.E.,
Washington, DC. 20020
email: anc7b@earthlink.net
web: www.anc7b.net
phone: (202) 584-3400 fax: (202) 584-3420

December 27, 2013

RECEIVED
D.C. OFFICE OF ZONING
2013 DEC 30 PM 3:25

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: National Community Church / BZA Case No. 18633
Community Service Center Proposed at 2826 Q Street, SE

Dear Members of the Board:

At its regularly scheduled meeting on December 19, 2013, a quorum present, following proper notice, the Commission held a review of the above-referenced application (the "Application"), including the modified architectural design and elements. Thereafter, the Commission voted 6 to 0 to recommend approval of the Application on the grounds that the proposed community service center use for the subject property is consistent with the standards pertaining to special exception approval for community service centers in residential districts, and the applicant, National Community Church (the "Applicant"), has satisfied the burden of proof for approval of the requested area variances. Beginning in late October and leading up to December 19th the Commission's and the Applicant's

representatives met by phone, at each others facilities and at public meetings of the Commission leading to this favorable and amicable agreement.

The Commission's support of the Application is subject to the following conditions, which the Applicant agrees to:

1. Prior to the issuance of a certificate of occupancy for the community service center, the Applicant shall establish a community advisory committee that will assist the Applicant in identifying and addressing any adverse impacts from the community service center on the surrounding neighborhood.

The committee shall consist of five members as follows: one person appointed by the Chair of ANC 7B, one member appointed by the Single Member District representative for ANC 7B02, and three members appointed by the Applicant. The Committee shall meet at least two times a year and shall appear before ANC 7B to report on any adverse impacts from the community service center on the surrounding neighborhood.

2. The Applicant is utilizing an integrated project delivery system for professional services related to the design and construction of the community service center. However, the Applicant agrees to work with the Anacostia Economic Development Corporation to identify local neighborhood businesses qualified to work as contractors and sub-contractors for other aspects of the community service center, including but not limited to the operation and maintenance of the center.

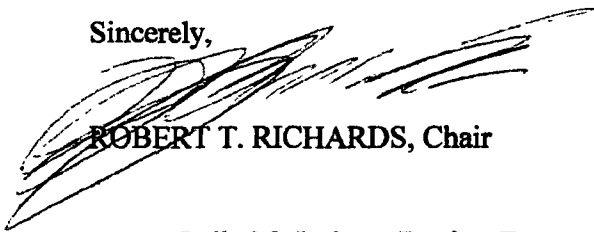
3. The Applicant shall not enter into any agreements with any ANC 7B Commissioner as it relates to the community service center without said agreement being reviewed and approved by the full Commission.

This letter supersedes any prior correspondence submitted to the Board in connection with this application. ANC 7B will be represented at the public hearing on the

D.C. Board of Zoning Adjustment
December 27, 2013
Page 3

Application by either Chair Robert Richards or Commissioner Zina Williams. As you are aware, ANC 7B is automatically a party to the subject application. As such, notwithstanding this letter of support, the ANC retains the right to present any additional concerns at the public hearing that may be raised about the project as well as the right to cross examine the Applicant and any witnesses testifying.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert T. Richards', is written over the printed name.

ROBERT T. RICHARDS, Chair

cc: Leila M. Jackson Batties, Esq.
National Community Church

ADVISORY NEIGHBORHOOD COMMISSION 7B

Resolution

Approval of Dream Center Zoning Application

Whereas, the National Community Church has submitted an application for zoning variance and special exception known as case 18633 - 2826 Q street:

Whereas, the matter was before the Commission in September and October and at the October meeting the Commission voted conditional approval based on changes and other conditions;

Whereas, The parties have met and worked out design changes and conditions acceptable to both parties:

Now Therefore, be it resolved that ANC 7B does support the application and will submit its letter to that effect in the form attached hereto and agreed to by both parties,

This Resolution was adopted by ANC 7B at its Public Meeting held December 19, 2013,
By a vote of 6 in favor and 0 against.



Patricia Howard-Chittam, Secretary

DC Dream Center

2826 Q. St SE
Washington DC 20020

National Community Church
205 F. St. NE
Washington DC 20002
(202) 544-0414

Architect: Waldon Studio Architects

Zoning Attorney: Holland & Knight

Construction Manager: Scott Long
Construction

Civil Engineer: Wiles Mensch

Structural Engineer: Structura Inc.

MEP Engineer: Shapiro & Duncan



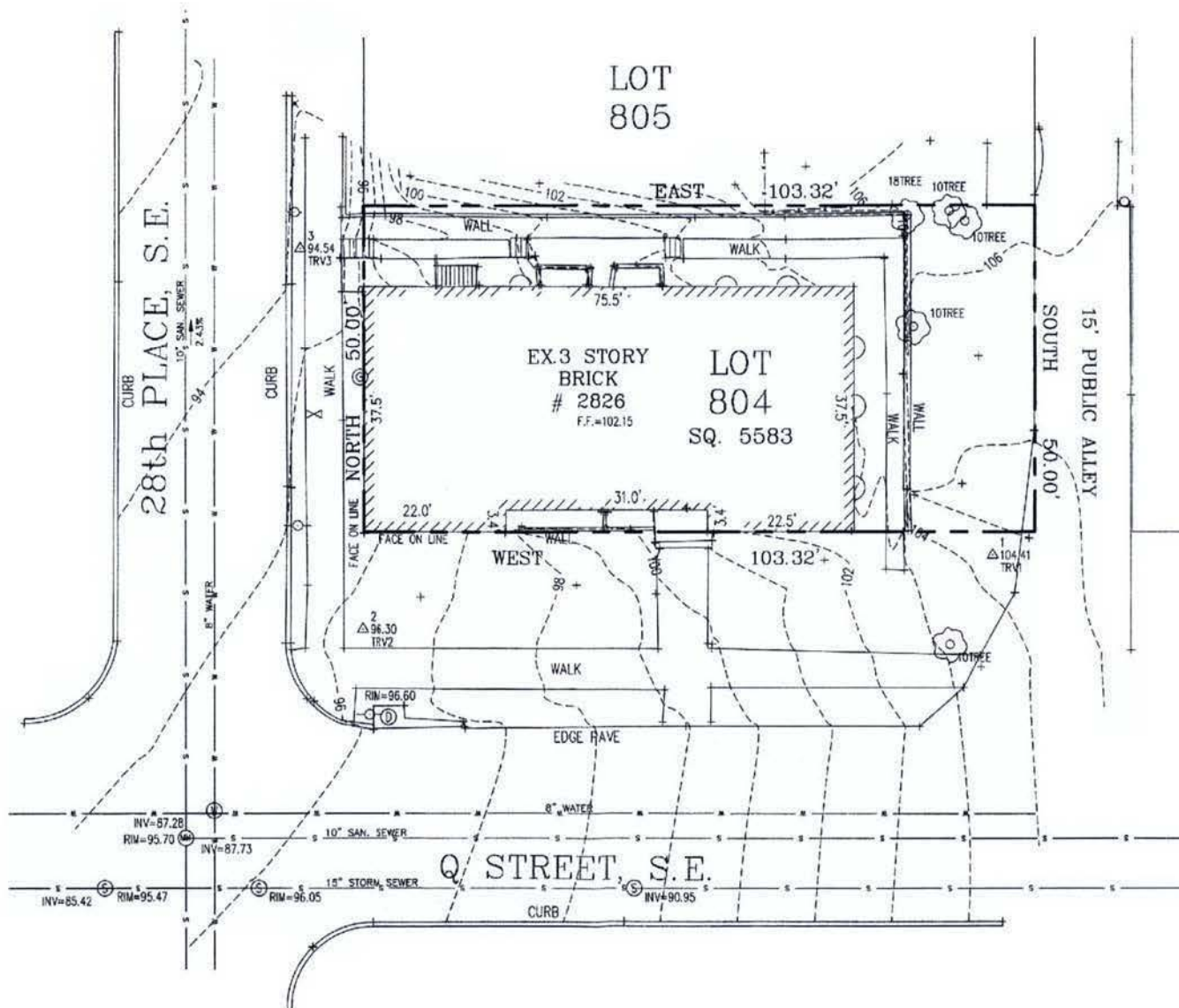
December 30, 2013

a place where hope becomes habit...and our faith becomes action.

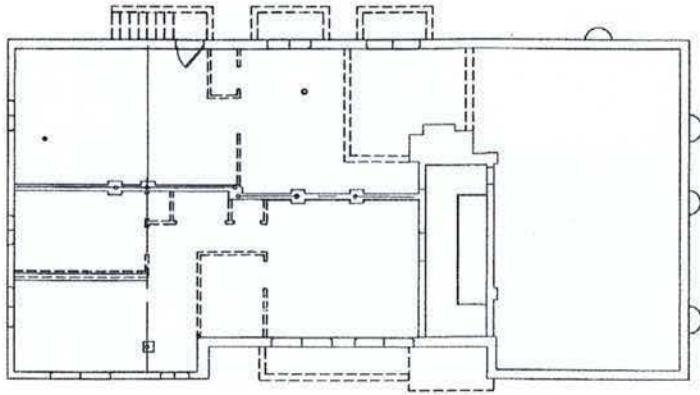


1. Proposed Dream Center
2. Southeast White House, currently owned and operated by National Community Church
3. Existing Dream Center Parking
4. Q. Street
5. 28th Street

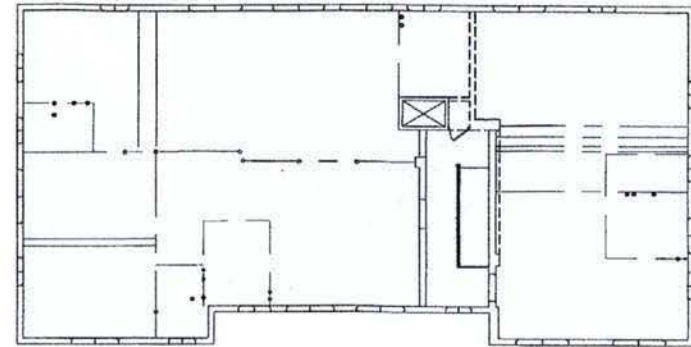




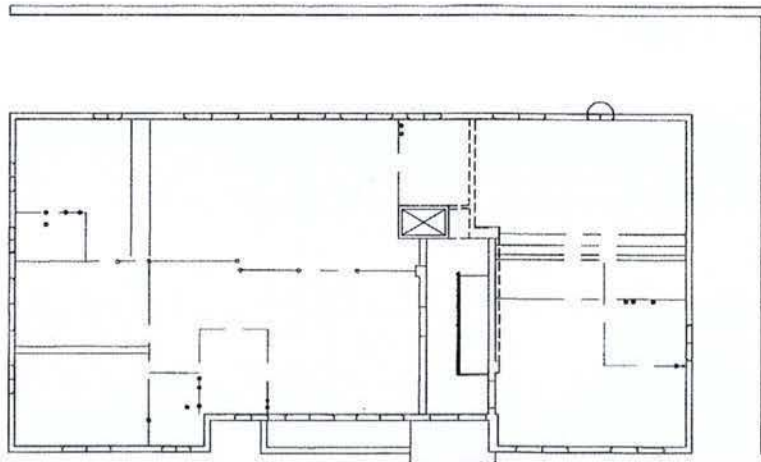
NOT TO SCALE: FOR REFERENCE ONLY



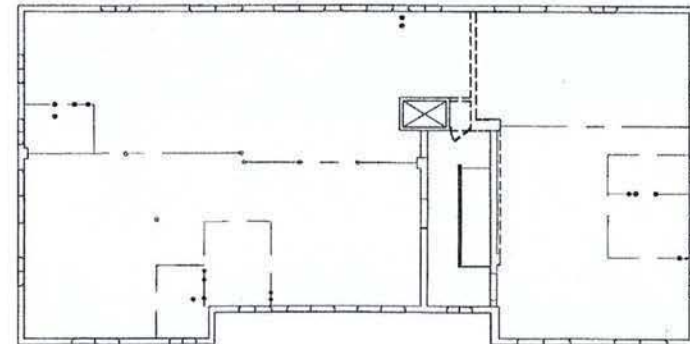
existing cellar floor plan



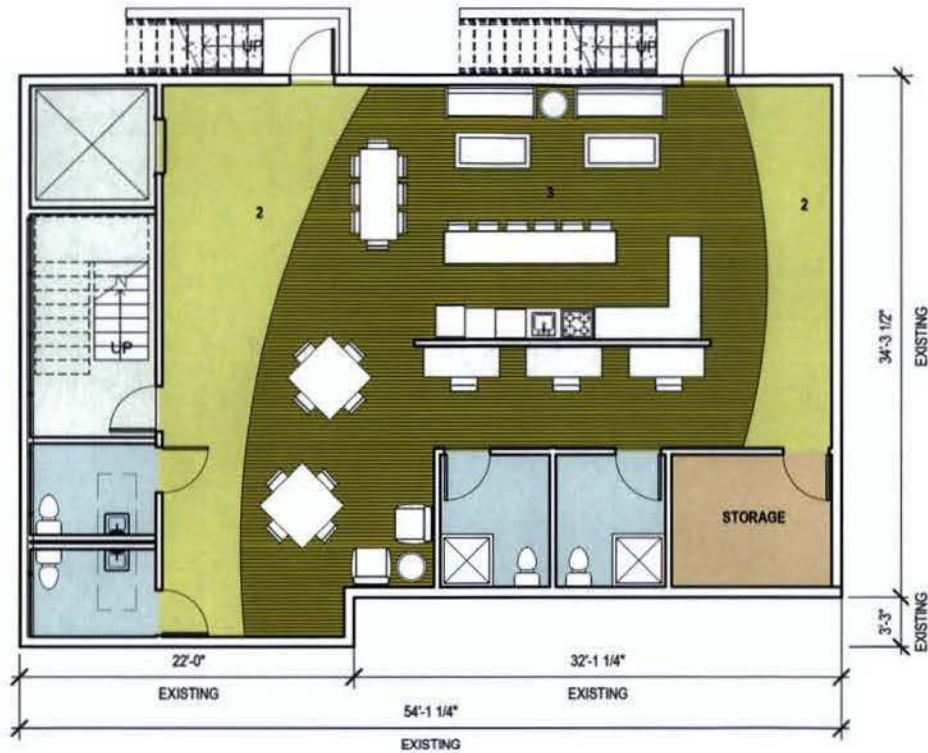
existing second floor plan



existing first floor plan



existing third floor plan



CELLAR

- 2. common space
- 3. kitchen / dining / lounge
- auxiliary space
- circulation
- toilet room

area of cellar considered to be "basement" 810 s.f.

BASEMENT: The portion of a story partially below grade, the ceiling of which is 4'-0" or more above the adjacent finished grade (as described by the DC Zoning Map Glossary on the DCOZ website)

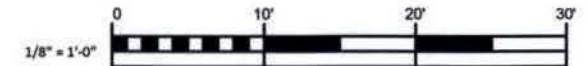
cellar
 existing total: 1,928 sf
 existing cellar: 1,216 sf
 existing basement: 810 sf (52% of the total floor)
 new: 0 sf
 basement sf included in FAR: 1003 sf

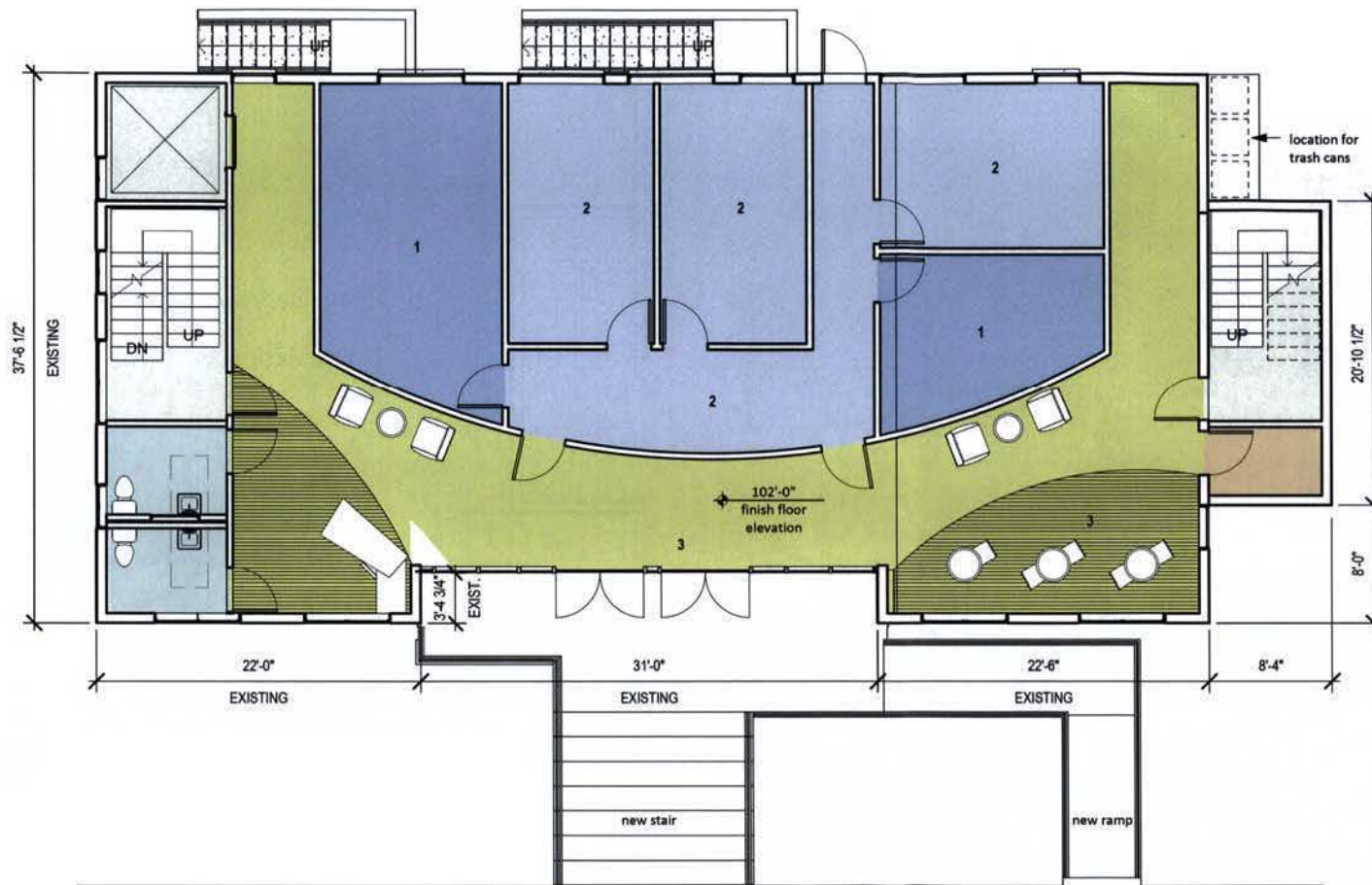
first floor
 existing: 2,729 sf
 new: 174 sf
 total: 2,903 sf

second floor
 existing: 2,729 sf
 new: 174 sf
 total: 2,903 sf

third floor
 existing: 2,729 sf
 new: 174 sf
 total: 2,903 sf

TOTAL BUILDING AREA: 9,712 SF
TOTAL SITE AREA: 5,166 SF
EXISTING FAR: 1.85
NEW FAR: 1.88
EXISTING PERCENTAGE OF SITE OCCUPIED: 53%
NEW PERCENTAGE OF SITE OCCUPIED: 56.2%





FIRST FLOOR PLAN

- 1. conference / classroom
- 2. office
- 3. lobby / reception / seating
- auxiliary space
- circulation
- toilet room

cellar
 existing total: 1,928 sf
 existing cellar: 1,216 sf
 existing basement: 810 sf (52% of the total floor)
 new: 0 sf
basement sf included in FAR: 1003 sf

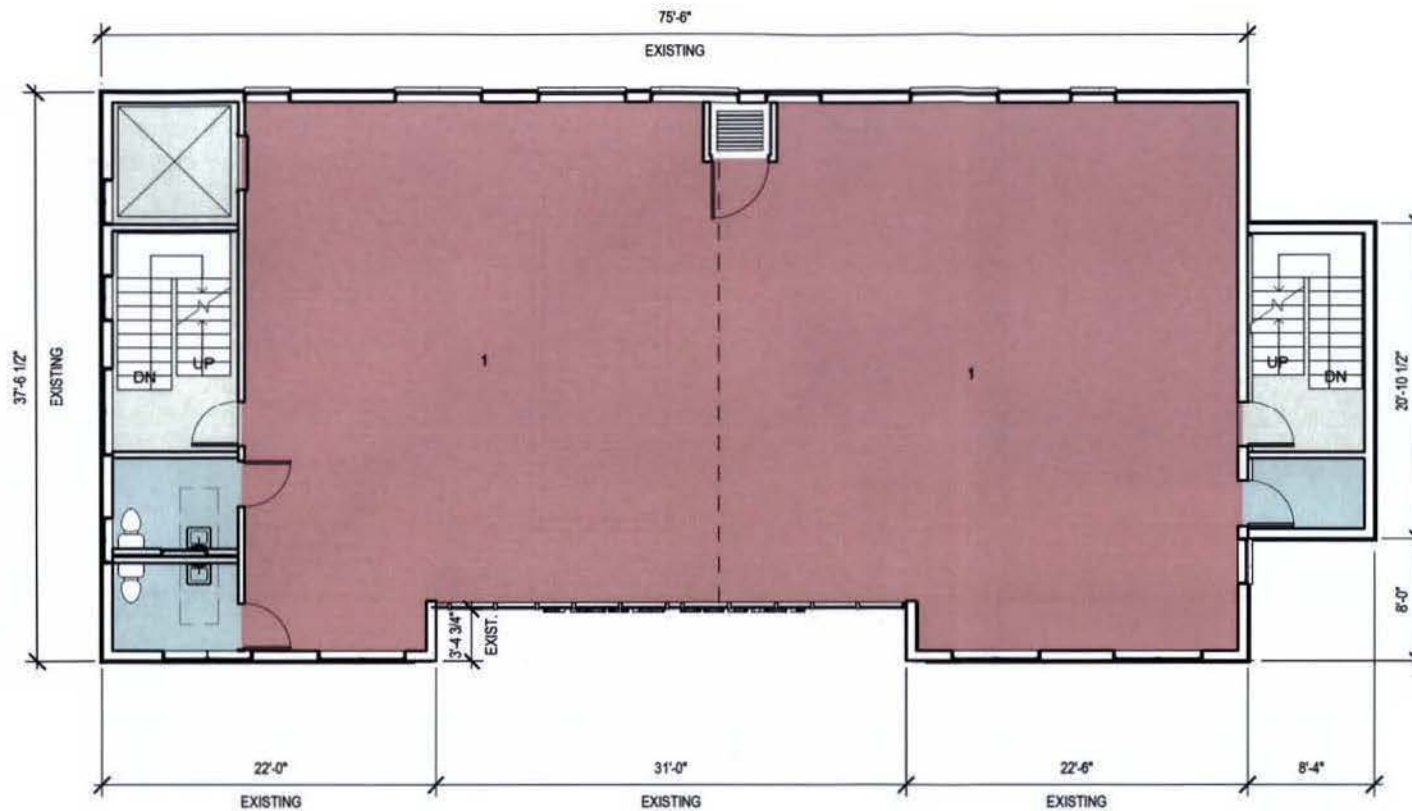
first floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

second floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

third floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

TOTAL BUILDING AREA: 9,712 SF
TOTAL SITE AREA: 5,166 SF
EXISTING FAR: 1.65
NEW FAR: 1.88
EXISTING PERCENTAGE OF SITE OCCUPIED: 53%
NEW PERCENTAGE OF SITE OCCUPIED: 56.2%





SECOND FLOOR PLAN

- 1. multi-purpose classroom
- auxiliary space
- circulation
- toilet room

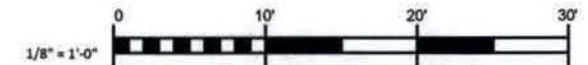
cellar
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 existing cellar: 1,216 sf
 existing basement: 810 sf (52% of the total floor)
 new: 0 sf
basement sf included in FAR: 1003 sf

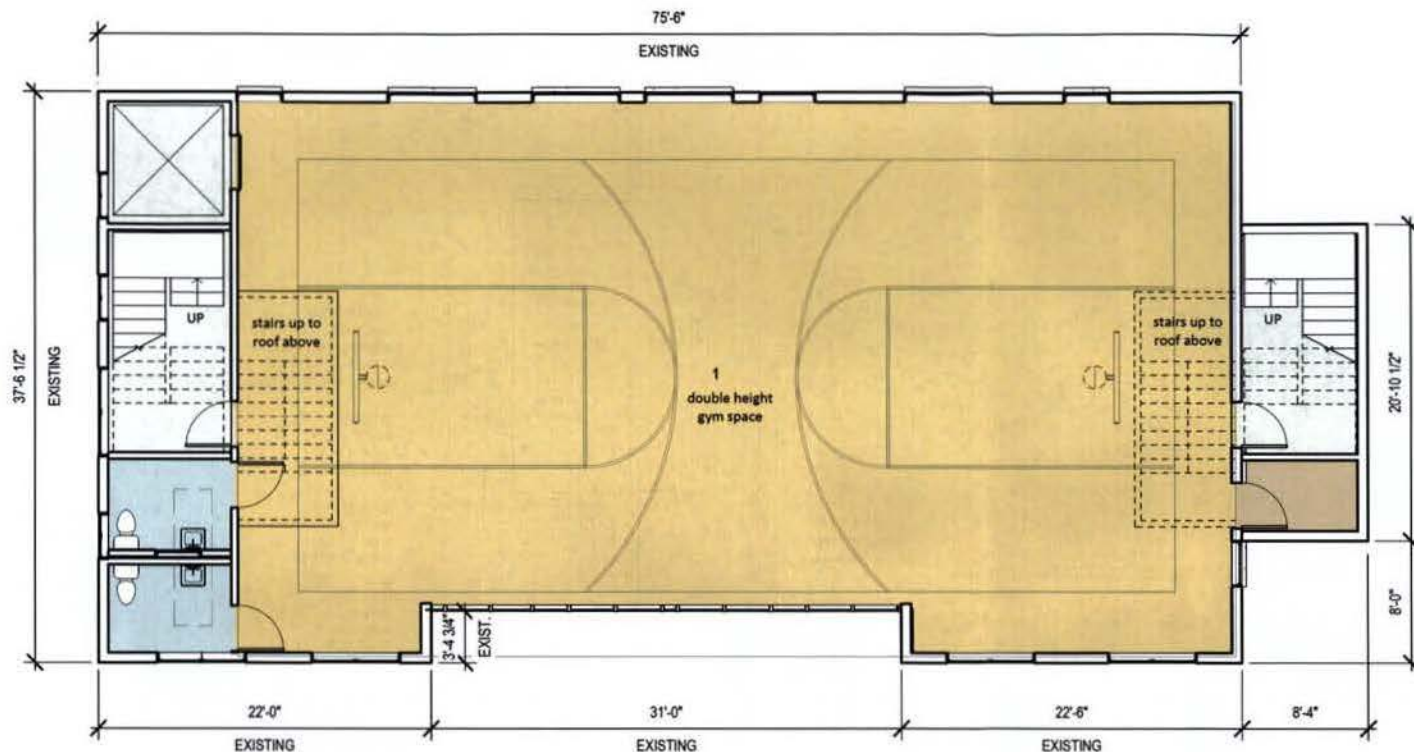
first floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

second floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

third floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

TOTAL BUILDING AREA: 9,712 SF
TOTAL SITE AREA: 5,166 SF
EXISTING FAR: 1.65
NEW FAR: 1.88
EXISTING PERCENTAGE OF SITE OCCUPIED: 53%
NEW PERCENTAGE OF SITE OCCUPIED: 56.2%





THIRD FLOOR PLAN

- 1. multi-purpose recreation space
- auxiliary space
- circulation
- toilet room

cellar

existing total: 1,928 sf
existing cellar: 1,216 sf
existing basement: 810 sf (52% of the total floor)
new: 0 sf
basement sf included in FAR: 1003 sf

first floor

existing: 2,729 sf
new: 174 sf
total: 2,903 sf

second floor

existing: 2,729 sf
new: 174 sf
total: 2,903 sf

third floor

existing: 2,729 sf
new: 174 sf
total: 2,903 sf

TOTAL BUILDING AREA: 9,712 SF

TOTAL SITE AREA: 5,166 SF

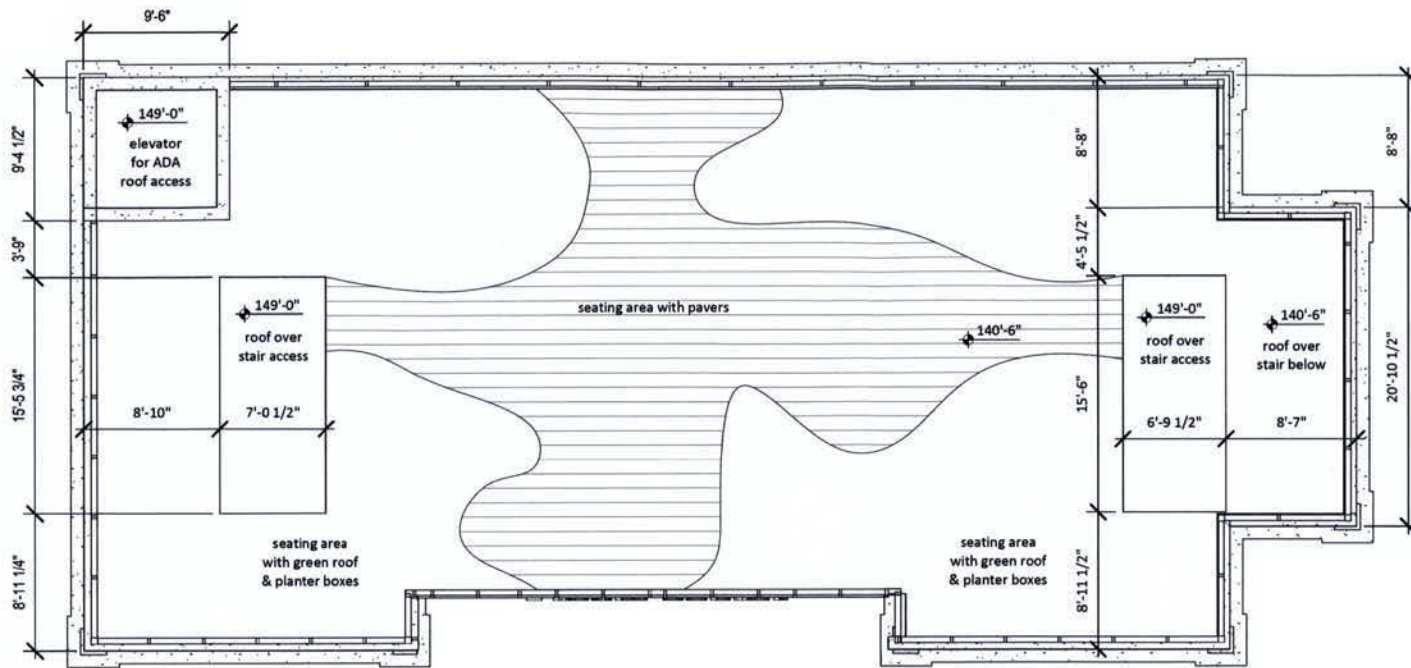
EXISTING FAR: 1.65

NEW FAR: 1.88

EXISTING PERCENTAGE OF SITE OCCUPIED: 53%

NEW PERCENTAGE OF SITE OCCUPIED: 56.2%





ROOF

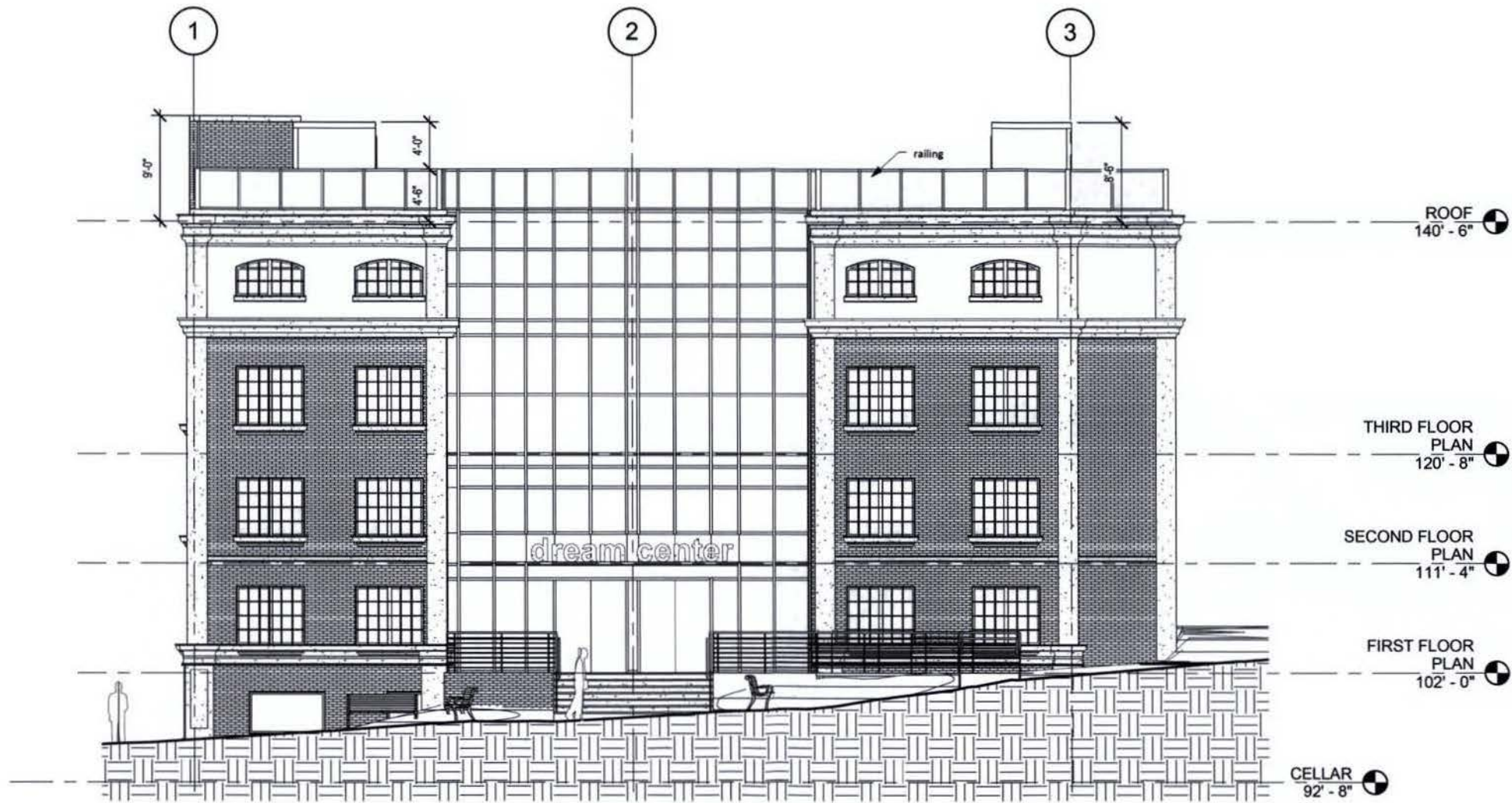
cellar
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first floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

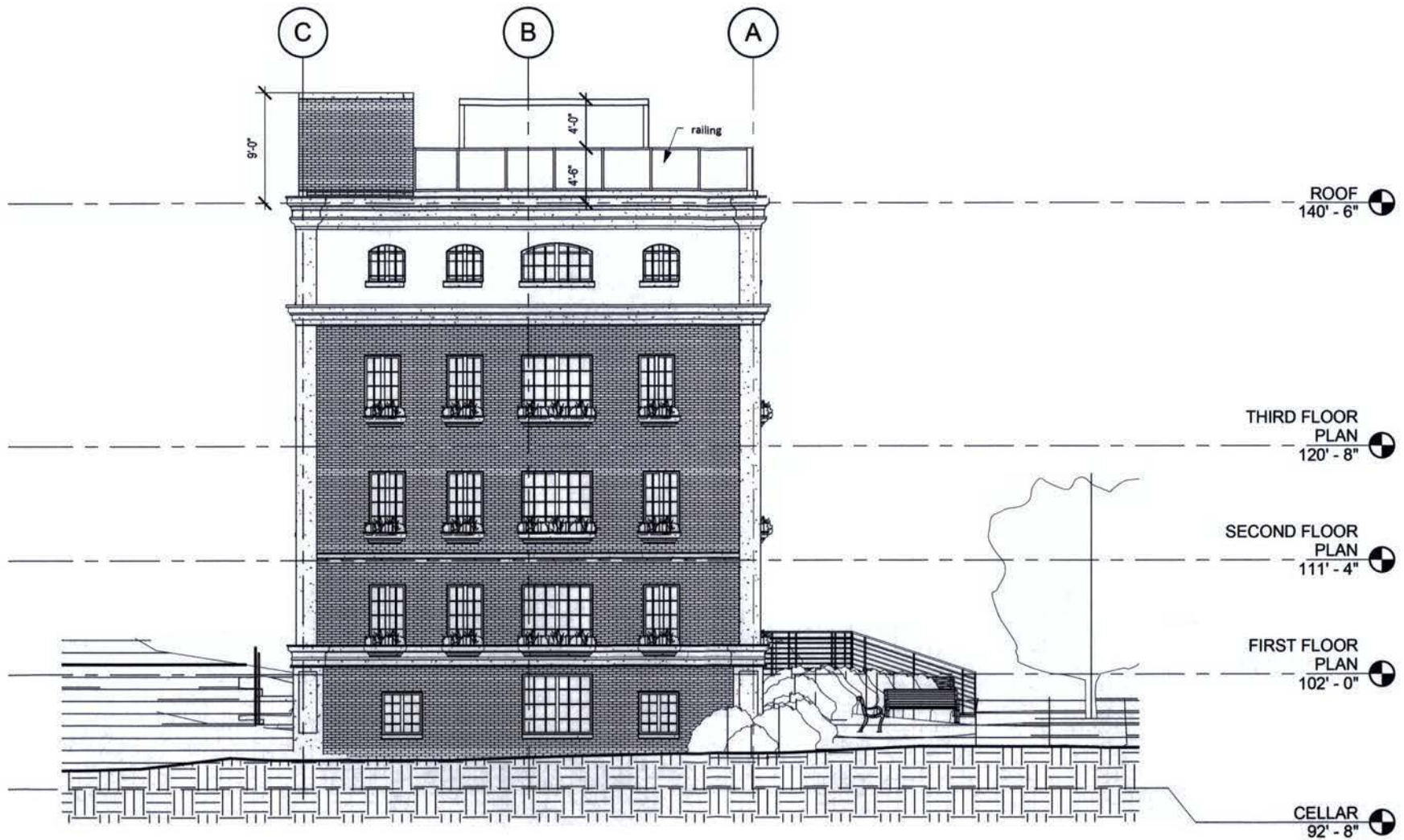
second floor
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 new: 174 sf
total: 2,903 sf

third floor
 existing: 2,729 sf
 new: 174 sf
total: 2,903 sf

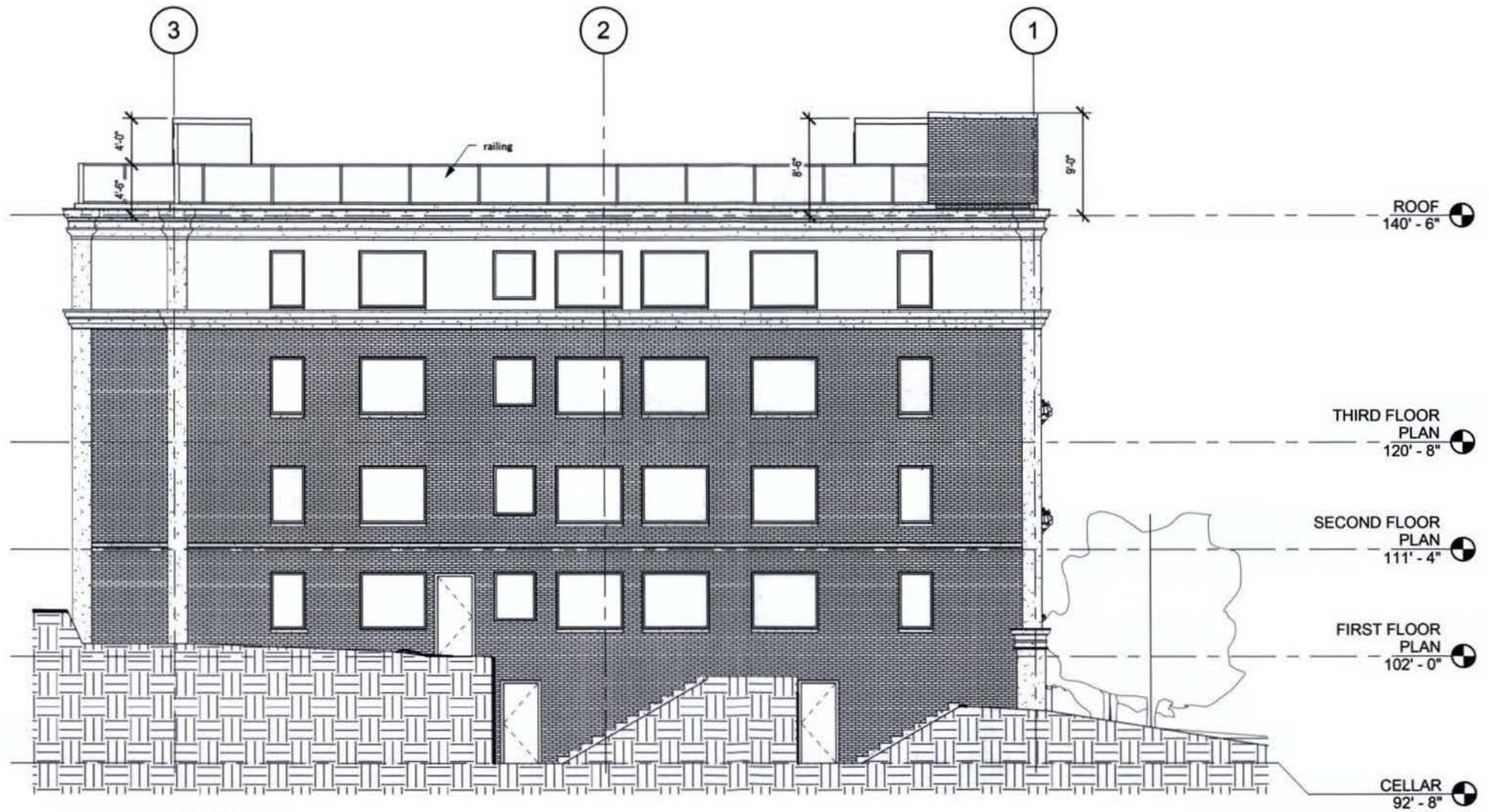
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EXISTING FAR: 1.65
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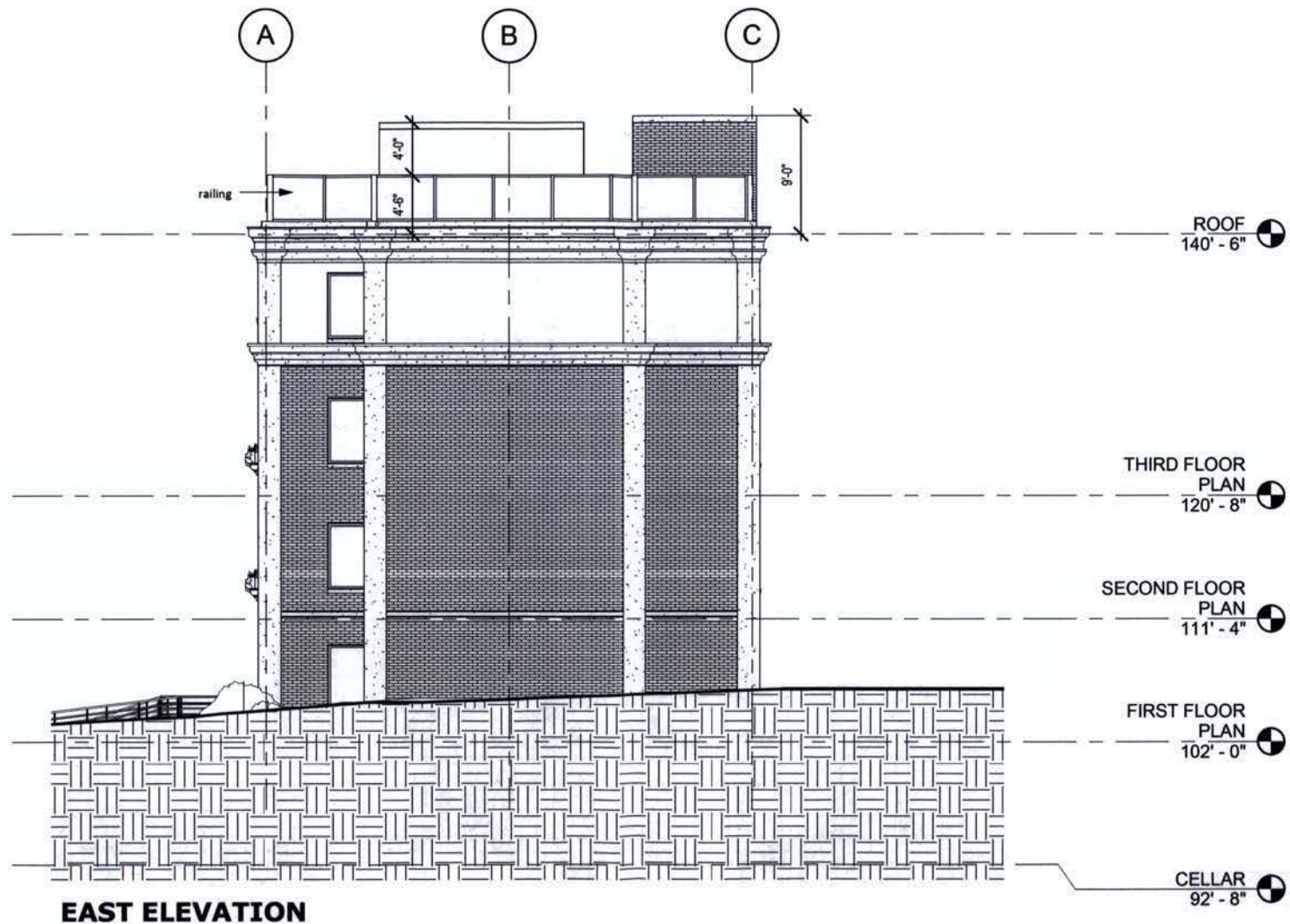
SOUTH ELEVATION



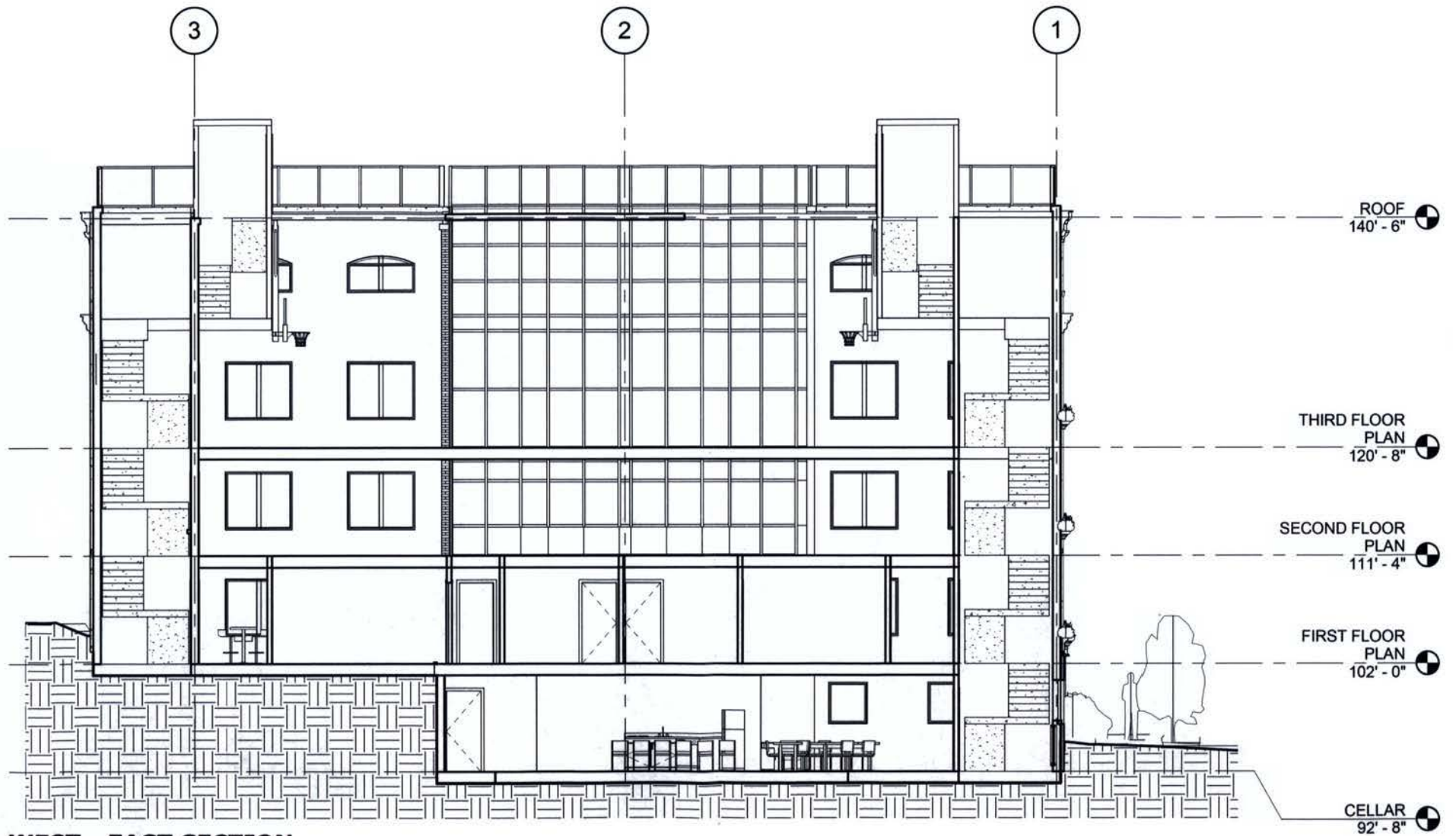
WEST ELEVATION



NORTH ELEVATION







WEST - EAST SECTION

