



NAYLOR DUPONT
Advisory Neighborhood
Commission 7B



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December 27, 2013

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

RECEIVED
D.C. OFFICE OF ZONING
2014 JAN -2 AM 10:18

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.

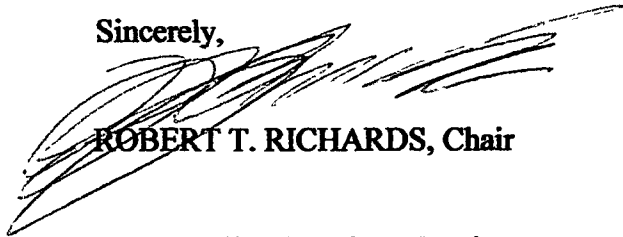
2. The Applicant is utilizing an integrated project delivery system for professional services related to the design and construction of the community service center. However, the Applicant agrees to work with the Anacostia Economic Development Corporation to identify local neighborhood businesses qualified 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

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