

July 15, 2015

Board of Zoning Adjustment
Office of Zoning
Government of the District of Columbia
One Judiciary Square
414 4th Street, NW, Suite 200S
Washington, DC 20001

Re: BZA Application No. 18967

Dear Mr. Chairman and Members of the Board:

As the Board requested at the latest meeting on June 9, 2015, the ANC agreed to meet with the Church representatives on June 23, 2015 to discuss the issues related to our application. At this meeting the Church attempted to address the concerns raised by Mr. Joe Maloney (the ANC commissioner) and three other neighbors. Both sides came up with a list of agreements that address the objections that neighbors raised in the past and would serve as a basis for the ANC to re-consider our application. These agreements are described in the attached Letter of Agreement and demonstrate the Church's good will and utmost effort to work with the ANC and other neighborhood groups (see Attachment A).

Unfortunately, after Mr. Maloney presented this letter to the ANC, it still opposes our application for the following reason: "this property, which only has ingress and egress through a residential alley, is simply not meant for such a large structure".

In responding to this concern, the applicant notes the following:

1. It submits to the Board that it is amenable to having the provisions of Attachment A be conditions to the Board's order should it grant the application.
2. Both the Office of Planning and DDOT support the application.
3. Architecturally the proposed structure is compatible with the neighborhood. The addition was designed to harmonize beautifully not only with the structures on site but also with buildings in the surrounding properties. The Commission of Fine Arts has approved this design because of this harmony and its architectural qualities. The members of this commission represent some of the best authorities in the country regarding matters of fine arts and architecture. I believe we should take their approval of the project into consideration and this approval is a testament to its architectural value.
4. The ANC makes the assumption that this larger structure will generate more traffic in and out of the church property and through the alley.

To this assumption we offer the following responses:

a. The ANC is not taking into account the facts surrounding the need and purpose for the addition in presuming that the church addition will create more occupants and more traffic. In our application and on many other occasions we have stated that the addition will not generate a greater occupant load or more traffic because the same people who attend religious ceremonies will be the same people who will go downstairs to the new dining hall to have meals.

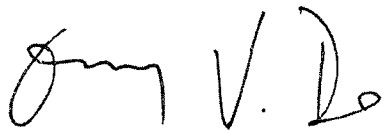
b. Should the Board grant the application, any potential violation in the future of any conditions imposed by the Board is a matter to be dealt with at that time and is not a valid basis to deny the application. The Board routinely imposes conditions to mitigate potential impacts.

In his most recent letter of July 8, 2015 to the Board, Mr. Maloney said the following: "I want to take the time to commend the Church leadership for their willingness to now work with the community, and I sincerely hope that spirit remains despite our decision to continue to stand in opposition to this expansion of the Church's facility." We are grateful to Mr. Maloney for recognizing our utmost effort to solve issues and build a better future for everyone in the neighborhood.

In conclusion, because of its lack of experience and resources, the previous leadership of the Church could not appropriately handle the issues causing concerns to neighbors. Our church is now run by a new leadership that wants to engage with the community and at the same time provide a better facility for its members. We firmly believe that the approval of this application on the basis of the attached Letter of Agreement will start a new era of harmony and cooperation between the Church and the neighborhood. Instead of looking at this application in a negative light, we encourage residents to think of it as a significant opportunity to foster harmony and cooperation and to commit the Church to the duties that it has recently agreed to perform. From the Church's standpoint, we firmly guarantee that we will abide by the Letter of Agreement and everything other commitment we have made so far with the ANC.

Thank you so much for your understanding and consideration.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Quy V. Do". The signature is fluid and cursive, with a large initial "Q" and a stylized "V".

Applicant (Quy V. Do)