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OFFICE OF ZONING
DISTRICT OF COLUMBIA

The Holy Christian Missionary Baptist
Church For All People
4000 Benning Road, NE
Washington, DC 20019

PROJECT DESCRIPTION

This project involves the construction of a two story church facility with approximately 14,800 square feet on each floor. Seating capacity in the Sanctuary is 560 with seating in the choir of 100 and four in the pulpit. The first floor contains the sanctuary, lobby, the church administrative offices and public toilets. The basement contains the church fellowship hall, future day care facility and senior citizens center. The site is zoned C-3-A.

The main entrance to the church will be from the parking lot which is located on the east side of the church. There will be a secondary entrance off Benning road at the basement level. An elevator will serve to transport people to the main sanctuary level.

Zoning requires 82 parking spaces for the proposed 812 seating capacity. We are allowed a 50% reduction for parking off site and an additional 25% reduction due the close proximity of the METRO station. This still leaves a requirement for 31 cars.
We are providing 16 spaces on site.

Zoning has indicated that we will require a zoning variance for 66 spaces and a variance from the rear yard setback requirements of section 774.7. Because of the building height we are approximately 8 inches short on the rear yard setback.

The church will be structural steel and concrete, faced with white, split face CMU. Roof will be standing seam metal.

BZA
CASE No. 16472
EXHIBIT No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO.16472
EXHIBIT NO.9