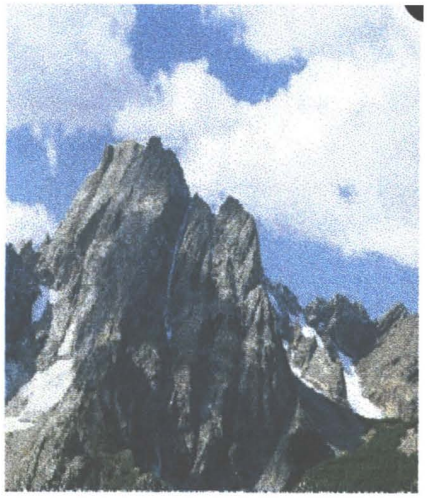


Upon this rock, I will build my church and the gates of hell shall not prevail against it.

Matt. 16:18

ROCK OF SALVATION CHURCH OF GOD THROUGH JESUS CHRIST, INC.

Post Office Box 60617, Washington, D.C. 20039

(202) 206-2343

Elder Clarence T. Pratt, Sr.

Pastor and Founder

June 18, 1999

'99 JUN 22 P3:01

Board of Zoning Adjustments
Ms. Koress
Director
Room 210
441 - Fourth Street, NW
Washington, D.C. 20001

Re: Rock of Salvation Church

Dear Ms. Koress:

On behalf of Rock of Salvation Church, enclosed please find a completed application to the Board of Zoning Adjustment, in connection with a parking variance for the Church. During the month of June, 1996, I contacted the Office of Zoning Administration to request information referencing new construction and parking regulations for churches. I was informed that churches could use 60% of vacant lot space for construction and, if needed, parking could be located within 400 feet of the church.

In June, 1996, I purchased from the D.C. Government Tax Sale two lots: Square 5214, Lots 879 and 54. Rock of Salvation Church has attempted since then to complete their vision for the use of the lots. After the purchases, D.C. Government stated that they had completed a thorough search of the properties in regards to any and all liens and to any and all bankruptcy proceedings. On July 19, 1996, Certificates of Sale for taxes for Square 5214, Lots 879 and 54, were received by me from the D.C. Government's Department of Finance and Revenue Tax Assessment Division.

On April 30, 1999, Judge A. Franklin Burgess, Jr., from the D.C. Superior Court's Civil Division, ordered that Elder Clarence Pratt receive valid legal title to Square 5214, Lot 54. He also ordered a stay for Square 5214, Lot 879, because the lot was in pending bankruptcy proceedings, which the Church was not initially informed of. This left the Church with Lot 54, which was originally to be used for parking. The lot must now be used for the church site.

Lot 879 has a width of 60 feet and Lot 54 has a width of 33 feet. The side yard conformity is 8 feet per side. Lot 879 would have 44 feet of usable space, which would have accommodated our original plans. Lot 54 leave us with only 17 feet of usable space. We are looking at a 27 foot loss, which is quite substantial. Rock of Salvation Church is requesting a 5 foot side yard variance on the width of the building, allowing the Church 23 feet of usable space.

We are also requesting a variance on parking for the church, for 10 - 20 spaces at

#4

Board of Zoning Adjustment
District of Columbia
CASE NO.16492
EXHIBIT NO.4

Charles R. Drew Elementary School, located at 56th and Eads Streets, NE, Washington, D.C. 20019, approximately 600 feet away from Lot 54. If this parking request is not granted, our church stands to lose monies from the purchase of Lot 54 and the lending institution will withdraw from our pending construction loan request.

Finally, we are also requesting a waiver of the normal scheduling process in this matter, because of the lengthy process we have encountered due to the error made by D.C. Government. In order to assist in expediting this matter, reference is made in support to our request regarding case number 16473, where the Board of Zoning Adjustment granted a variance on parking for Parkmont School, Inc. on a lot 800 feet from the school.

The following attachments are included:

- Attachment 1: Plat copy showing the boundaries and dimensions of Lot 54 as certified by the D.C. Office of the Surveyor.
- Attachment 2: Surveyor's map showing boundaries and dimensions of original Lots 112 and 113 which were converted into one lot; Lot 879, according to D.C. Office of the Surveyor.
- Attachment 3: Certificates of Sale for taxes for Lots 879 and 54, dated July 19, 1996.
- Attachment 4: Lot deeds showing total amounts due D.C. Government; paid by applicant for deeds.
  Total cost for Lot 879 - $6,354.31
  Total cost for Lot 54 - $12,143.43
- Attachment 5: Total cost paid in liens for both lots - $1,400.00
  Total cost for Lot 879 - $500.00
  Total cost for Lot 54 - $900.00
- Attachment 6: Order from Judge Burgess, Jr. concerning legal title for Square 5214, Lots 879 and 54.
- Attachment 7: Exterior photographs of Lot 54 and Lot 879.
- Attachment 8: Application for facilities use for parking at Drew Elementary School.

I would greatly appreciate your assistance in expediting this matter, at your earliest convenience. Support has been expressed by Edgar Nunley, Zoning Review Board Chief. Mr. Nunley may be contacted on (202) 442-4675; Legal counsel Adrian Fenly, from Councilmember Kevin Chavous' Office. Mr. Fenly may be contacted on (202) 724-8172; Kay Mitchell, Constituent Service Coordinator from Councilmember Harold Brazil's office. Ms. Mitchell may be contacted on (202) 724-4924; and from Steven Roseman, Drew Elementary School Principal. Mr. Roseman may be contacted on (202) 724-8174.

Thank you for your cooperation and consideration in this matter. For additional assistance from me, please contact me on (202) 246-2610.

Sincerely,

Pastor Clarence T. Pratt, Sr.

Pastor Clarence T. Pratt, Sr.
Rock of Salvation Church

CTP/ep
File/'99