GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

January 26, 2001

RECEIVED
D.C. OFFICE OF ZONING
2001 MAR 26 PM 12:00

Pastor Guyden Camp, Jr.
The Glorious Church
314-16 Randolph Place, N.E.
Washington, D.C. 20011

Re: 314-16 Randolph Place, N.E.
Square: 3571 Lot(s): 18
(First Floor)
Zoned: C-M-2

Dear Rev. Camp:

Your certificate of occupancy application #800950 filed on behalf of The Glorious Church to use the subject premises as a "Church – 70 seats" is disapproved due to the need for Board of Zoning Adjustment approval.

Although your proposed use is a permitted use in the C-M-2 Zone District, you must provide off-street parking as follows:

> "1 for each 10 seats of occupancy capacity in the main sanctuary; Provided, that where the seats are not fixed, each 7 ft.^{2} usable for seating or each 18 in. of bench if benches are provided shall be considered 1 seat"

"Proof of the parking must be shown on a D.C. Surveyor's Building Plat which may be obtained in Room 2700, 941 North Capitol Street, N.E. Each parking space must be 9' x 19', covered with four (4) inches of an all weather impervious material, be accessible by a 14' aisle, and be located on the same lot as the primary use.

If you are unable to meet the off-street parking requirements, a variance from the provisions of Section 2101 may be obtained through a public hearing before the Board of

BZA
Case No. 16720
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO.16720
EXHIBIT NO.6

Zoning Adjustment. The Board has authority to grant variances under provisions of DCMR Title 11, Section 3107.2 which reads as follows:

> "As set forth in D.C. Code, Section 5-424(g)(3), 'Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Code, Sections 5-413 to 5-432 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; Provided, that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.'"

This letter must be presented to the Office of the Board of Zoning Adjustment, Room 210, 441 4th Street, N.W., when requesting special approval. If your request is granted, a new certificate of occupancy application must be filed.

Sincerely,

for Michael D. Johnson
Zoning Administrator

MDJ/TB/ee