GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



FEB 22 2001

Toye Bello
Acting Zoning Administrator
Dept. of Consumer & Regulatory Affairs
941 North Capitol Street, N.E., Suite 2000
Washington, DC 20009

RE: BZA Application No. 16826 – City Gate, 5917 16th Street, N.W.

Dear Mr. Bello:

The Applicant presented the above-mentioned application to the Board of Zoning Adjustment on February 19, 2002. The Board reviewed the application under section 216 of the Regulations and it was amended to include relief from the 16th Street Heights Overlay District, subsection 1553.2. At the hearing, the Applicant indicated that the premises would **not** be used to house a church, rather it would be used to house programs and activities that are church-related.

After reviewing your correspondence of October 19, 2001, which indicates that special exception zoning relief is required for this project, the Board is requesting that you review the application once more and verify whether parking is required, and also determine if the project was advertised correctly under section 216 of the Regulations. (A copy of your previous letter is attached.) At the public hearing, the Board requested that the Applicant provide a statement to identify the number of people who would be using the site, the days and times that the building would be in use and all of the programs that would be offered. The Applicant, Lynn Bergfalk, resides at 3568 Brandywine Street, N.W., Washington, DC 20008, and may be reached by telephone at phone (202) 237-1799.

The Board is scheduled to make a decision on **APRIL 2, 2002** at its public meeting. Please provide your comments to the Office of Zoning by **MARCH 25, 2002.**

The project manager working on this case is Beverley A. Bailey. She may be reached on (202) 727-0364, if additional information is required.

BZA
Case No. 16826
Exhibit No. 40

Board of Zoning Adjustment
District of Columbia
CASE NO.16826
EXHIBIT NO.40

Sincerely,

JERRILY R. KRESS, FAIA
Director

Cc:

Lynn Bergfalk, By Mail
James Jones, Chairperson, ANC 4A (By FAX)
Ellen McCarthy, Office of Planning, (By FAX)

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

Building and Land Regulation Administration
Office of the Zoning Administrator

October 19, 2001

Lynn Bergfalk
3568 Brandywine Street, N.W.
Washington, D.C. 20008

Re: 5917 16th Street, N.W.
Square: 2724 Lot(s): 9
(Bsmt., 1st, 2nd and 3rd Floors)
Zoned: SSH/R-1-B

Dear Mr. Bergfalk:

Your certificate of occupancy application #203708 filed to use the subject premises as "Church Programs/Non-profit Organization Offices" is disapproved due to the need for Board of Zoning Adjustment approval.

You will be required to obtain a special exception under the provisions of DCMR Title 11, Sections 216 and 217 to establish your use in the SSH/R-1-B Zone.

The Board of Zoning Adjustment has authority to grant special exception under provisions of DCMR Title 11, Section 3108.1.

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

Sincerely,

Michael D. Johnson
Zoning Administrator

BZA
Case No. 16826
Exhibit No. 8

MDJ/XM/ee