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May 22, 2002

Garland H. Stillwell
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Mr. Richard Nero
District of Columbia Office of Zoning
441 4th Street, N.W.
Suite 210-S
Washington, D.C. 20001

Re: Application of Pilgrim A.M.E. Church:
1671 Gales Street, N.E.
Washington, D.C. 20002

Dear Mr. Nero:

Linowes and Blocher LLP represents Pilgrim A.M.E. Church which now submits, as reflected in the enclosed package, a special exception with variance request for property located at 1671 Gales Street, N.E., Washington, D.C. 20002. For the past 50 years the subject site has been used as a corner grocery store. Pilgrim A.M.E. Church purchased this property on February 9, 2000 and had received appropriate construction permits from the D.C. Department of Consumer and Regulatory Affairs to facilitate a church multi purpose center use. The property is currently located in the R-4 zone which requires special exception approval for a "church program" use as well as a variance for off-street parking which the church would be required to provide 2.3 spaces.

The enclosed submission package includes One (1) original and twenty (20) copies of:

1. An executed Form 120;

2. A plat certified and prepared by the D.C. Office of the surveyor showing boundaries and dimensions of the existing proposed buildings and accessory buildings;

3. An architectural plan and elevation in sufficient detail that clearly illustrates the proposed building;

4. A detailed statement of existing and intended use of the building;

5. An detailed statement explaining how the application meets the specific tests identified in the Zoning Regulations for Variance and Special Exception;

BZA
Case No. 16917
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.16917
EXHIBIT NO.10

6. Three-colored photograph views approximately 8½ x 11;

7. Two (2) sets of mailing labels for property owners within 200 feet in all directions from all boundaries for the property subject to this application;

8. A letter by the neighboring and property owner Peace Baptist Church granting Pilgrim A.M.E. Church permission to use 3 off-street parking spaces on property owned by Peace Baptist Church; and

9. A copy of the three most recent Certificates of Occupancy for the subject property.

Please contact me if you have any questions regarding the submission package. Based on the relief sought from the District of Columbia Zoning Ordinance, we have enclosed a check made payable to D.C. Treasury in the amount of $2,000.00 which reflects a $1,200.00 special exception fee and a $800.00 variance fee. Based on the foregoing, this application package is respectfully submitted.

Sincerely,

LINOWES AND BLOCHER LLP

Garland H. Stillwell

GHS:kam
Enclosures

cc: Reverend Dr. Lois A. Poag-Ray
Midgett S. Parker, Jr., Esquire

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Orig: 5/22/02 4:59:48 PM Ed: 5/22/02