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

Building and Land Regulation Administration
Office of the Zoning Administrator

May 31, 2002

Garland Stillwell, Esquire
Linowes and Blocher
1010 Wayne Avenue,
Silver Spring, Md. 20910

RECEIVED
D.C. OFFICE OF ZONING
2002 JUN 11 PM 2:52

Re: 1671 Gales Street, N.E.
Square: 4540 Lot(s): 191
(First and Second Floors)
Zoned: R-4

Dear Mr. Stillwell:

Your certificate of occupancy application #34233 filed to use the subject premises as "Church Programs - Used for Job Training, Meetings, Bible Study, Seminars, Lectures and Conferences" is disapproved due to the need for Board of Zoning Adjustment approval. The property for purposes of zoning is classified as R-4 which does not allow your proposed use. You may, however, request a variance from the use provisions (DCMR Title 11, Section 201.1) of the R-4 Zone. The variance must be obtained through a public hearing before the Board of 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

BZA
Case No. 16917
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO.16917
EXHIBIT NO.11

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,

Toye Bello, Chief
Zoning Review Branch

TB/ee

LINOWES AND BLOCHER LLP

ATTORNEYS AT LAW

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FACSIMILE TRANSMITTAL SHEET

PHONE NO. **FAX NO.**

TO: Kathy Wright

FROM: Ed Asher/

DATE: 2002

RE: 1671 Gales St., N.E./Pilgrim AME Church

This transmittal consists of page(s), including cover sheet. If you do not receive all pages indicated, or have any other problems with reception, please call at .

Comments/Instructions:

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2002 JUN 11 PM 2:51

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