GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

June 25, 2003

Rosa A. Hamlett, Commissioner
Advisory Neighborhood Commission 7E03
503 53rd Street, S.E.
Washington, D.C. 20019-6004

Re: BZA Application No. 17013 – First Rock Baptist Church

Dear Commissioner Hamlett:

The Office of Zoning received your letter dated June 16,2003, on June 20, 2003, expressing your views on the Board of Zoning Adjustment's (Board) decision in the above-cited application. Please be advised that the record in this application is closed. Pursuant to subsection 3126.2, of the Zoning Regulations the time period for requesting reconsideration or rehearing of a decision of the Board is 10 days from the date of the issuance of the final order. The final date of the subject order was May 27, 2002. Your letter is being returned to you in light of the foregoing.

Please call Richard S. Nero, Jr., Chief, Support Services and Quality Control at (202) 727-6311, if you have any questions.

SINCERELY,

JERRILY R. KRESS, FAIA
Director, Office of Zoning

Attachment
rsn

BZA
Case No. 17013
Exhibit No. 43

Board of Zoning Adjustment
District of Columbia
CASE NO. 17013
EXHIBIT NO. 43

SINGLE MEMEMBER DISTRICT 7E03

Rosa A. Hamlett
503 53rd Street, S.E.
Washington, DC 20019-6004
(202) 582-0138

June 16, 2003

Government of the District of Columbia
Office of Zoning
441 4th Street, N.W. Suite 210
Washington, DC 20001

Subject: Case No. 17013
J.W. King Seniors Center

A letter dated May 15, 2003 was mail to Minister Corbin of First Rock Baptist Church foundation, Inc. & Mission first Development LLE from Chairperson Naomi P. Robinson and Single Member District ANC7E1 once again approving the support for this project. I realize that on our May 13, 2003 regular meeting it was again voted on with (5 of 7 Commissioners) and it was voted 4 to 1 in favor.

At this time I appeal the decision based on the following information:

- No discussion on the letter that I mailed to the office of Zoning.
- There was no community meeting to extend first hand information on the project.
- Information on the addition of the childcare center that was added to the Senior Citizens portion of the project and was not in the original plan and is unclear.
- Expecting the community to except Faith Base projects with out input.
- A traffic study was not conducted to get an idea of what might become heavy traffic for the space provided.
- Asking some one other than the members about the way we should vote on a given project.
- One Commissioners Single Member district 7E01 against another's Single Member District 7E03 without conversation between the two parties.
- A dictatorship was imposed rather than a democratic decision or solution for this project.
- No advance notice or informed of the hearing that took place, no final note of approval.
- Know distribution of the letter that was mailed to Office of Zoning on May 15, 2003 with the final approval.
- Placed on the agenda for approval without advance knowledge or notice.
- Letters enclosed.
- J.W. King Seniors Center Project Summary not available to the surrounding community.

I commissioner Rosa A. Hamlett of Single Member District 7E03 understand that this project is going to be passed regardless of my appeal. But I need all parties involved to understand that we as Commissioners and human beings must be fair to our community. Ultimately they should be notified in advance of projects and or decision and we must refrain from unethical proceedings. It is important no matter what the project that we play fair and above board. And take in to consideration the community and not our personal needs.

I appreciate your reply in the above matter and I would like to have your comment, or a reply within ten (10) days after receiving the letter. Thank you. If you have any questions, feel free to contact ANC commissioner Rosa A. Hamlett @202/582-0138(H) or 202/582-5407(FAX).

Sincerely,

Rosa A. Hamlett

Rosa A. Hamlett
ANC SMD7E03

BZA
Case No. 17013
Exhibit No. 1A3

Cc: First Rock Baptist Church Foundation, Inc.
C/o Mission First Development

Norman M. Glasgow, Jr.
Holland & Knight LLP

ANC's
Naomi Robinson, Chairperson
Jonnie Scott Rice, Commissioner
Mary Jackson, Commissioner
Marline Scott, Commissioner
Joanice Cole Commissioner

Gottlieb Simon, Executive Director
David Catania, Council Member

SINGLE MEMBER DISTRICT 7E03

Rosa A. Hamlett
503 53rd Street, S.E.
Washington, DC 20019-6004
(202) 582-0138

May 6, 2003

Government of the District of Columbia
Office of Zoning
441 4th Street, N.W. Suite 210
Washington, DC 20001

Subject: Case No. 17013
J.W. King Seniors Center

A letter dated March 11, 2003 was mail to Minister Corbin of First Rock Baptist Church Foundation, Inc. & Mission first Development LLE from the Advisory Neighborhood Commission to acknowledge their presentation.

They were informed that we support the plan as it was presented to the Commission on February 11, 2003. At this time we must rescind our support for the addition of the 94 children nursery because of the following reasons:

- When the four-story 80,000 square feet development was first submitted it was submitted as a 74 affordable apartments for the elderly. It was later presented to the commission with the children's center now a part of the presentation. The ANC Commissioners are rejecting the 7,000 square foot day care center.

- Three commissioners where not eligible to vote because they had not been sworn in, so we did not have a quorum.

- Some original commissioners and the community previously involved were not present.

- This issue will have to be protested until commissioners and or the community can meet with your office to come up with a solution that will satisfy all involved parties.

If you have any questions, feel free to contact ANC Commissioner Rosa A. Hamlett, @ 202/582-0138.

Sincerely,

Rosa A. Hamlett
SMD 7E03

Cc: First Rock Baptist Church Foundation, Inc.
C/o Mission First Development

Norman M. Glasgow, Jr.
Holland & Knight LLP

ANC's
Naomi Robinson, Chairperson
Jonnie Scott Rice, Commissioner
Mary Jackson, Commissioner
Marline Scott, Commissioner
Joanice Cole Commissioner

ADVISORY NEIGHBORHOOD COMMISSION - 7E

DISTRICT OF COLUMBIA GOVERNMENT
5001 Hanna Place, S.E. Suite B
Washington, D.C. 20019
(202) 582-6360
(202) 582-6419 Fax

RECEIVED
2003 MAY 19 PM 3:11
D.C. OFFICE OF ZONING

May 15, 2003

Government of the District of Columbia
Office of Zoning
441 4th Street, N.W. Ste. 210 - South
Washington, D.C. 20001

Re: J.W. King Seniors Center
BZA Application No. 17013

I am writing to update the Board of Zoning Adjustment on ANC 7E's support of the J.W. King Seniors Center as proposed by the First Rock Baptist Church Foundation, Inc.

On February 11, 2003, First Rock Baptist Church Foundation, Inc. and Mission First Development LLC made a presentation to ANC 7E regarding the J.W. King Seniors Center located at 4638 H Street, SE. At our next regularly scheduled ANC meeting five commissioners signed a letter in support of the project but we did not have a vote on the project.

On May 6, 2003 a letter was sent to the Office of Zoning rescinding the support of ANC 7E. However, we discussed the project at our May 13, 2003 regular meeting We had a quorum at this meeting (5 of 7 commissioners) and we voted 4 to 1 in favor of the project and First Rock Baptist Church Foundation's request for relief from the BZA.

We support the project as it was presented to the Commission on February 11, 2003. The development includes 74 affordable apartments for the elderly and a 7,000 square foot day care center.

If you have any questions, feel free to contact ANC Commissioner Naomi P. Robinson, Chairperson at 202-583-9034.

Sincerely,

Naomi P. Robinson

Naomi P. Robinson
Chairperson ANC 7E

cc: Minister Corbin, First Rock Baptist Church
Mission First Development

BZA
Case No. 17013
Exhibit No. 37

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J.W. KING SENIORS CENTER
PROJECT SUMMARY

Overview

The First Rock Baptist Church Foundation, Inc. (FRBCF) and MissionFirst Development, LLC (MFD) are proposing to develop a mixed-use development at 4638 H Street, SE. The 4-story, 80,000 square foot development includes 74 affordable apartments for the elderly and a 7,000 square foot day care center, which will accommodate the day care center currently operated at First Rock Baptist Church.

This development is the third phase of a 10-year development effort by FRBCF. In 1993, FRBCF acquired this parcel from the District of Columbia for the development of affordable housing. To date, FRBCF has built and sold 25 homes for low- and moderate-income households.

The First Rock Baptist Church has been serving the Benning Heights Community since 1957. Having a 750-member congregation, a majority of whom lives in the surrounding neighborhood, the church has built and paid in full the mortgages on 2 churches. FRBCF has partnered with MFD to complete the development of J.W. King Seniors Center. MFD is a District of Columbia organization that partners with non-profits to further their development vision, providing the technical skills in affordable housing finance and construction.

Unit Counts and Sizes

1 Bedroom / 1 Bath	2 Bedrooms / 2 Baths
660 square feet	960 square feet
61 units	13 units

Affordability and Accessibility

Through the commitment of project-based Section 8 subsidies, 30 units (40%) will be affordable to elderly households with incomes below 30% of median income and 44 units (60%) will be affordable to elderly households with incomes below 50% of median income. The development will meet or exceed accessibility requirements and will be designed in accordance with Fair Housing building requirements.

Anticipated Timeline

We are required to present the development to the Board of Zoning Adjustment. We expect that our hearing will take place in late April. We will apply for building permits in April and expect to begin construction in the Fall of 2003. It is expected that construction will last about 12 months. Lease-up should occur in the late Fall of 2004.

Project Amenities

The units are appropriately sized and designed to meet the needs of elderly – including an in house call system, grab bars in the bathrooms, and warm and open interiors with significant natural light. Each floor has a small common area and a laundry area. A large community room adjoined by a common kitchen and landscaped terrace is located on the ground floor.
The day care center will be available to low- and very low-income families throughout the neighborhood on a sliding scale basis.