TO: NICK NERO
FROM: RICHARD HINES

HINES DESIGN GROUP
10030 Ellard Drive
Lanham Maryland

17015

March 24, 2003

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D.C. OFFICE OF ZONING
2003 MAR 27 AM 10: 12

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

Re: Evangel Missionary Baptist Church
Square 4220, Lot 802
Area Variances – BURDEN OF PROOF

To: The Zoning Board

As determined by Guideone, the insurance carrier for Evangel Missionary Baptist Church, the fire that destroyed the church's edifice at 2122 Jackson Street, N.E. rendered the structure a total loss. In replacing this facility, the church would like to get an area variance for the rear yard and parking requirement of the current zoning code.

The original building was built by a church congregation in the late 1800's on the above referenced site that at the time extended to the alley. Later, the same owner of the original building built the adjacent building to the north. When the original congregation decided to leave the area, the each building was sold to church congregations. The boundary descriptions, as established by each of these buildings, created lots that were not large enough to allow these buildings to conform to the current zoning regulations.

The original building established a rear yard that measured seven feet which is less than the current zoning code allows. The depth of the lot makes it difficult to use the property in compliance with the zoning regulations. Therefore, it is our desire to maintain that rear yard for the new building. This will allow us to meet the original program and meet the current local, national and building, as well as handicap codes. The application of these codes and regulations will result in the new building being considerably larger. By granting a variance from the strict application of the zoning regulations, the practical difficulty to rebuilding the church to its former characteristics will be reduced.

Further, as purchased by Evangel Missionary Baptist Church, the site of the original building did not have on-site parking. To provide on-site parking on this property for the new church would be impractical. Again, the size of the lot would not provide the adequate area for the required number of surface parking spaces. And a multi level sub-surface garage is not practical on this site. Although, there is a slight increase in the seating capacity of the new church, it is our opinion that street parking for the church would not disrupt neighborhood parking.

BZA
Case No. 17015
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17015
EXHIBIT NO. 21

Prior, to the fire the church was a good neighbor and contributed favorably to the public good. There expressed desire when the church has been rebuilt is to continue their contribution to the neighborhood. As a result, the church would like to be exempted from providing on-site parking.

Finally, the existing zoning district for this area is R-1-B. a church is permitted as a matter of right in this district and as such it would be consistent with the general intent and purpose of the Zoning Regulations and map.

As they attempt to rebuild their church sanctuary, your consideration of these matters would assist their efforts and be greatly appreciated.

Sincerely,

Richard Hines, Jr.
Hines Design Group