HINES DESIGN GROUP
10030 Ellard Drive
Lanham Maryland

D.C. OFFICE OF ZONING
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2003 MAY 23 PM 4:14

May 23, 2003

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 – Application No. 17015

To: The Zoning Board

Pursuant to our consultation with the staff of the Office of Planning for the District of Columbia, we are modifying our request for a variance to the rear and side yard requirements for this project. Because, the entrance to the church is set cater-corner to 22nd and Jackson Streets, N.E., we have re-established the rear and side yards. The churches rear yard is opposite 22nd Street at twenty-five feet (25') and its side yard is opposite Jackson Street at eight feet (8').

Therefore, we are only seeking special exception relief from sections 2101 and 2116 of the Zoning Regulations of the District of Columbia, on-site parking requirements. Evangel Missionary Baptist Church has received positive responses for the use of their parking lots from the Learning Center at 2027 Rhode Island Avenue, N.E. (25 spaces) and the A&A Ladder Co. at 2305 Rhode Island Avenue, N.E. (30 spaces). The church generates 35 parking spaces.

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

Cc: John Moore, Office of Planning for the District of Columbia
Ruth Y. Goodwin, ANC Commissioner 5A10
Carlton Whitaker, Chairman of Trustee Board, EMBC

BZA
Case No. 17015
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17015
EXHIBIT NO. 27