HINES DESIGN GROUP
10030 Ellard Drive
Lanham Maryland

March 24, 2003

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D.C. OFFICE OF ZONING
2003 MAR 25 AM 11: 58

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
Zoning 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 a zoning 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 buildings were sold separately. The lot descriptions, as established by each of these buildings, would not conform to the current zoning regulations. The original building established a rear yard that measured seven feet. It is our desire to maintain that rear yard for the new building. 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. 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. As a result, the church would like to be exempted from providing on-site parking.

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

BZA
Case No. 17015
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO. 17015
EXHIBIT NO. 8