ARNOLD & PORTER LLP

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555 Twelfth Street, NW
Washington, DC 20004-1206

November 23, 2004

Geoffrey Griffis, Chair
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

RE: BZA Application No. 17178
Potter's House Church

Dear Mr. Griffis:

Submitted herewith are 20 copies of the Applicant's Pre-Hearing Submission in the above-referenced case.

Please note that on November 17, 2004 the Applicant applied to the Board for an additional area variance. Documentation of that submission, together with documentation of the Applicant's actions to provide public notice of this change are found in Exhibit E attached to the Statement.

Sincerely,
ARNOLD & PORTER LLP

Nathan W. Gross, AICP

Cynthia A. Giordano

Enclosures

BZA
Case No. 17178
Exhibit No. 44

Board of Zoning Adjustment
District of Columbia
CASE NO. 17178
EXHIBIT NO. 44

PRE-HEARING STATEMENT IN SUPPORT OF APPLICATION BY POTTER'S HOUSE CHURCH FOR VARIANCES FROM PERMITTED FAR AND COURT WIDTH TO ALLOW AN ADDITION TO AN EXISTING RESTAURANT, BOOK STORE AND ARTS/CRAFTS USE AT 1656-1660 COLUMBIA ROAD, N.W. (SQUARE 2579, LOT 801)

Application No. 17178

November 23, 2004

I. Nature of Relief Sought

This is the Pre-Hearing Statement of the Potter's House Church ("Potter's House," the "Applicant") in support of an application for variance relief from the maximum permitted floor area ratio ("FAR") and minimum width of court specified in the Zoning Regulations at 11 DCMR §§ 771.2 and 776.1 for the purpose of constructing a two-story addition. The requested relief is identified in the Self-Certification Form prepared by the project architect and submitted as part of this application. The subject property at 1656, 1658 and 1660 Columbia Road, N.W., is zoned C-2-B.

II. Jurisdiction of the Board of Zoning Adjustment

The Board of Zoning Adjustment ("BZA") has jurisdiction to grant the relief requested pursuant to § 3103 of the Zoning Regulations.

III. The Existing Use and the Surrounding Neighborhood

Potter's House is located in an attractive two-story masonry building at 1656-60 Columbia Road, N.W. (Square 2579, Lot 801, the "Property"). This location is in the Adams-Morgan neighborhood and at the western edge of the 18th Street and Columbia

Road business district. It is within the boundaries of Advisory Neighborhood Commission ("ANC") 1C.[1]

The Property is located on the south frontage of Columbia Road, N.W., near 17th Street. Lot 801 is a through lot, having frontage on Fuller Street, N.W. to the rear of the property as well as on Columbia Road.

Adams-Morgan in general, including this location, has a high level of daytime and evening activity in terms of pedestrian and vehicular flows and activity generally. This reflects the moderate to high density of buildings and the intensity of uses in the vicinity. Two blocks to the east, 16th Street (which is zoned R-5-D, Medium-High Density Apartments) is lined on both frontages with high-intensity uses, primarily high-rise apartment buildings, large churches, embassies and chanceries. As one proceeds west from 16th Street, the pattern of high-rise and mid-rise apartment buildings continues along the north frontage of Columbia Road and into the Adams-Morgan neighborhood generally.

The 1700 block of Columbia Road, south frontage, is improved with one-to-three-story storefronts occupied by commercial uses, including the Potter's House property. This is the eastern end of the C-2-B zone district that is mapped on the extensive and vibrant 18th and Columbia Road retail-entertainment district.

The development pattern in the surrounding neighborhood includes numerous townhouses as well as apartment buildings. Adams Morgan in general has the highest density of population in the city. The predominant residential zone in this vicinity is R-5-

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[1] See the "Site Location and Neighborhood Context Map" in *Exhibit A*, the "Zoning Map" in *Exhibit B* and the photographs of the subject property in *Exhibit C*.

B (Medium Density Apartments). The Henry D. Cooke Elementary School is located one block south of Potter's House on 17th Street.

The existing Potter's House use combines a restaurant and bookstore with social welfare and religious activities. The 1996 Certificate of Occupancy, a copy of which is found in *Exhibit D*, is for "Restaurant/Retail, Arts and Crafts." The business license from 1997 (also in *Exhibit D*) is for Restaurant use. The nonprofit organization, Columbia Road Health Services, occupies the second floor of the building as a tenant. Columbia Road Health Services is a clinic serving residents of the neighborhood. It is an integral part of the services offered by Potter's House and was conceived and founded at Potter's House.

The members of the Church of the Saviour opened the Potter's House as a coffeehouse and restaurant in 1960. Six different mission groups or volunteer groups prepared and served food and hosted customers each night of the week. The intention was to establish a "tavern church" but without alcoholic beverages. Discussions ranging from individual salvation to the issues surrounding the Vietnam War took place around each table.

The operation continued six nights per week until the assassination of Martin Luther King, Jr. in 1968, after which it closed for a time, then reopened for daytime operations plus three evenings per week. The focus at that point became localized on the immediate neighborhood, focussing on how the organization could help address the healing of the oppressed in Adams-Morgan. Around the tables at Potter's House, ministries such as Jubilee Housing, Jubilee Jobs, Christ House, Columbia Road Health Services, Good Shepherd Ministries, Sarah's Circle, Samaritan Inns, Joseph's House and

Miriam's House were conceived, brought into existence and continue to serve the most disadvantaged residents of the Adams Morgan neighborhood. More recent examples include Life Pathways, Sign of Jonah Acupuncture Clinic, a lobby group for the Children's Defense Fund, Bethany House, and others.

Potter's House continues to be a tavern church (still without alcohol), with discussion tables each day at 12:30 around such topics as the transformative church, racial reconciliation, support of the clergy and other similar matters. The use has been expanded to include a bookstore. Visitors from around the world who have heard the Potter's House story come to visit and participate, and many of them have interest in taking the Potter House's service and organizational model to other places.

Currently the hours of operation are 11 a.m. to 3 p.m. Monday through Friday, 7 to 11 p.m. on Fridays and 10 a.m. to 6 p.m. on Saturdays. During that time Potter's House is a full-service restaurant. On weekday nights and weekends, the kitchen and restaurant are available for use by community groups and churches. Two faith community groups use the facility Sunday mornings and nights, and three to five other faith groups use the facility Monday through Thursday nights. Most groups use catering from Potter's House Restaurant.

IV. The Proposed Addition

This application requests approval of a small addition at the rear of the building but also facing Fuller Street on the south. The need for the addition derives from two factors. First, Potter's House has had to turn down numerous requests from community groups for meeting space and catering because of lack of adequate space. Most of the ministries cited previously as having been conceived at Potter's House (Jubilee Housing,

Good Shepherd, Columbia Road Health, etc.) continue to use space at Potter's House so that they can allocate their funds to the persons they serve rather than to office space. Their needs continue to expand.

A related issue is the privacy of space, illustrated by a recent meeting between Fannie Mae and a group of potential purchasers of affordable housing. The homebuyers group needed more confidentiality for their meetings than could be provided by the restaurant area. Similarly, Jubilee Housing and Good Shepherd need space on a regular basis for lunches and activities, but the restaurant area is too public and distracting for working meetings. Some groups need more workshop space. In short, Potter's House needs more space to more effectively carry out its mission.

The second main goal of the addition is to make the rear of the Property more attractive. The addition would replace the awkward and unsafe (at night) area at the rear of the building, and create an addition that would enhance the appearance of Fuller Street while also improving public safety.[2] Currently the rear yard space is frequented by people loitering and has dark, shaded areas that encourage such loitering at night. The addition would redefine this space, eliminate the dark pockets and create an attractive building façade that will fill a gap in the "street wall" along Fuller Street.

At present the ground level of the building is six feet (6') above the sidewalk level along Fuller Street. The proposed addition will reduce this to approximately 13 inches and greatly enhance the appearance of this part of the street frontage by creating a more normal street wall along Fuller Street. This improved façade will be beneficial to the

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[2] See the photographs of the rear (Fuller Street) side of the property in *Exhibit C*.

neighboring properties and the general public as well as to Potter's House, demonstrating the organization's commitment to the neighborhood.

The addition will be approximately 34 feet wide by 38 feet deep and two stories (29 feet) in height. Each floor will have 1,099 square feet of gross floor area ("g.f.a.") for a total addition of 2,198 g.f.a. The proposed use of the additional space is for meeting rooms with chairs and tables that can be overflow space for the present social and religious purposes of the organization. The additional spaces will have privacy rather than the open public environment of the restaurant, and can be used for workshops, meetings and religious services.[3]

The addition will be constructed in such a way as to be compatible with the exterior of the existing surrounding buildings. The exterior facades will be built of brick and painted white, with vinyl windows. The cornice will be finished in wood trim painted white. The ramp located on the west side of the building will be concrete. A new lift is part of the addition in order to provide handicapped accessibility to both floors in compliance with Americans with Disabilities Act ("ADA") standards. The roofline of the elevations will match the roofline of the existing building.

No parking is proposed or required. Pursuant to 11 DCMR 2100.6, when an addition is made to a pre-1958 building, the parking requirement is based on the addition only. In this case, the parking requirement for retail use in the C-2-B District is to exclude 3,000 square feet of gross floor area, then provide one space for each 750 square feet. The proposed addition of 2,198 square feet is less than the exclusion of 3,000 s.f., and accordingly, no parking is required.

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[3] See the Project Plans attached in *Exhibit F*.

V. The Requested Area Variances

The Property is zoned C-2-B, which is a medium-density mixed-use zone that allows residential, retail, office and mixed uses up to a maximum building height of 65 feet, a maximum floor area ratio ("FAR") of 3.5 for residential or mixed uses, with a 1.5 FAR limitation on commercial uses. As a retail (restaurant and bookstore) use, Potter's House is limited to the 1.5 FAR allowed for commercial uses.

Requested FAR Variance. The existing gross floor area of the Potter's House building is 6,708 g.f.a., which, on the lot of 4,705 s.f., equals a density of 1.43 FAR. The addition would add 2,198 g.f.a. of space for a total of 8,906 g.f.a. and a total of 1.89 FAR. The maximum allowed for commercial uses at 1.5 FAR is 7,058 g.f.a., so that the proposed addition exceeds this limit by 1,848 g.f.a., or 0.39 FAR. The proposed addition itself is 0.47 FAR.

Requested Width of Court Variance. The Applicant and architect met several times with the owner of the abutting building to the east of the Property, at 1652-1654 Columbia Road, N.W. This property has some side windows and a secondary entrance on its west (side) wall on the Fuller Street side, adjacent to the proposed addition to Potter's House. 1652-1654 Columbia Road has a side yard on its own property in this location of nine feet, six inches (9'6"), so that the proposed addition herein will not close those windows and door. However, the neighbor requested a side setback on the second floor of the Potter's House addition in the interest of achieving additional light and air to the neighboring property, and the two owners reached agreement on a side setback of five feet on the second floor of the addition. However, the result is to create a court having

less than the minimum 12 feet width of court set forth in 11 DCMR § 776.1. Accordingly, this second variance is requested.

As a result of the proposed change in plans, the Applicant submitted a request to add the width of court variance, together with an amended Zoning Self-Certification Form and filing fee on November 17, 2004. A copy of that transmittal is attached in *Exhibit E.* Also, at the direction of the Office of Zoning the applicant mailed an amended notice of the requested variance relief to property owners within 200 feet and to Advisory Neighborhood Commission ("ANC") 1C. A copy of this notification and Certificate of Notice is also in *Exhibit E.* The ANC had the modified plans before it at the time of its vote in support of the application.

The requested area variance requires a demonstration that some exceptional or unique condition of the property creates a practical difficulty for the owner in using or developing the property. The Board must also find (2) that the requested variance can be granted without substantial detriment to the public good and (3) without substantially impairing the purpose and integrity of the zone plan.

A. An exceptional or unique condition creates a practical difficulty in using the property. A combination of exceptional conditions affect the Property. Lot 801 is a through lot in a square that is trapezoidal in shape. As a result, the lot is irregular in shape because Columbia Road intersects the grid street network at an angle.

More importantly, there is a significant change of grade (approximately six feet) in the short distance between the rear of the existing building and the sidewalk level and property line on Fuller Street. The main level of the restaurant and bookstore on Columbia Road is a full story below grade at the rear of the existing building, so that a

significant amount of excavation will be required to create a quite small addition. (Without the requested variance, an addition of only 350 s.f. can be added. This is extremely restrictive and makes an addition infeasible.)

In addition, the project includes a lift that will make the first and second floors of the building handicapped accessible and compliant with Americans with Disabilities Act requirements. The existing front entrance is compliant, but the existing bathroom is not. The bathroom on the main level will be redeveloped to make it ADA compliant. These features and legal requirements add structural changes and additional costs that constitute practical difficulties in constructing this small addition.

Finally, since its origins in 1960 in this building, Potter's House has achieved a highly significant neighborhood identification with this location. The known location and identification of this building with Potter's House is important to the successful functioning of the important social welfare, religious and retail services provided. Potter's House is the geographic focal point of a network of organizations that were created at Potter's House and/or use the premises for social welfare or religious purposes. If Potter's House had to relocate in order to meet its expanding space needs, it would face a practical difficulty in fulfilling its mission. Moreover, relocating would entail a major increase in financial outlays, given the very large increase in property values and rents in the neighborhood in the past 5 to 10 years especially. This would be a substantial hardship for this nonprofit organization.

All of these factors create a practical difficulty that supports the granting of the requested variance.

B. The requested relief can be granted without substantial detriment to the public good, and the requested relief can be granted without substantial impairment of the zone plan. Potter's House is a relatively small commercial and social service use at a low scale (two stories). The building presents an appealing façade along Columbia Road with a tasteful awning and display windows that exemplify retail use, which is the desired ground floor use along Columbia Road and 18th Streets, N.W.

The proposed addition is quite small, at 2,198 square feet and will accommodate only a marginal increase in activity at the premises. The number of employees and volunteers at Potter's House will not increase because of this addition, and any change in vehicular traffic will likewise be very minor and essentially unnoticeable. The requested total density of 1.89 FAR is much less than the 3.5 FAR allowed in C-2-B for mixed use or residential buildings.

The minor addition of space and activity represented by the proposed addition is especially compatible and non-objectionable with its surroundings given the quite intensive pattern of building uses in the immediate vicinity. These include a high-rise apartment house directly across Columbia Road from the premises, other mid-rise and high-rise apartment buildings within a two-block radius, commercial uses along Columbia Road and large churches and chanceries along 16th Street. Accordingly, the Property including the proposed addition will not impose any adverse effects on neighbors in terms of light and air, or upon the public by introducing an oversize building to the site. Indeed, the width of court variance derives solely from an effort to mitigate any adverse effects at all upon neighboring properties.

Two of the uses in the building are allowed as a matter of right in residential zones. The religious services and activities are allowed as of right in all residential zones, and the Columbia Health Services clinic on the second floor is allowed as of right beginning in the R-4 District. If these uses could be included in the permitted residential density of the C-2-B District of up to 3.5 FAR, this requested FAR variance would be unnecessary. However, the Zoning Administrator advised the Applicant that only residential dwellings are allowed in the residential FAR of this zone, not uses that are simply allowed in the residential zones. The point is simply that these are uses of sufficiently low impact on immediate surroundings that they are allowed as a matter of right in residential zones.

As to the intent and purpose of the C-2-B zone district, as set forth in § 720 ("Community Business Center Districts") is to "provide facilities for shopping and business needs," as well as "housing and mixed uses." As a matter-of-right use in C-2-B, Potter's House complies with the intent and purpose of the Zoning Regulations. The height of the existing building and the addition, at 29 feet, is much lower than the permitted, matter-of-right height of 65 feet.

In the neighborhood (and beyond) Potter's House is a greatly respected use that contributes significantly to the well being of neighborhood and city residents and visitors. Its functions help the city achieve a number of policies and objectives in the *Comprehensive Plan for the National Capital* in several Elements, especially the Human Services Element.

Based on the foregoing facts, the Applicant believes that the application complies with the second and third tests for approval of a variance.

VI. Community Comment

The Applicant met with the single-member district representative of ANC 1C, then the ANC's Planning and Zoning Committee and finally the full ANC. The ANC voted unanimously to support the variance application and has submitted its report to the record of this case. Adjacent and nearby property owners and some nearby organizations have also submitted letters in support of the Application.

VII. Conclusion

The proposed area variances from the floor area ratio and court width requirements are justified based upon the exceptional conditions described herein, which create a practical difficulty. The requested relief can be granted without substantial detriment to the public good and can be granted without substantial impairment of the zone plan. The Applicant requests that the Board approve the application to allow construction of the plans as submitted to the record of the case.

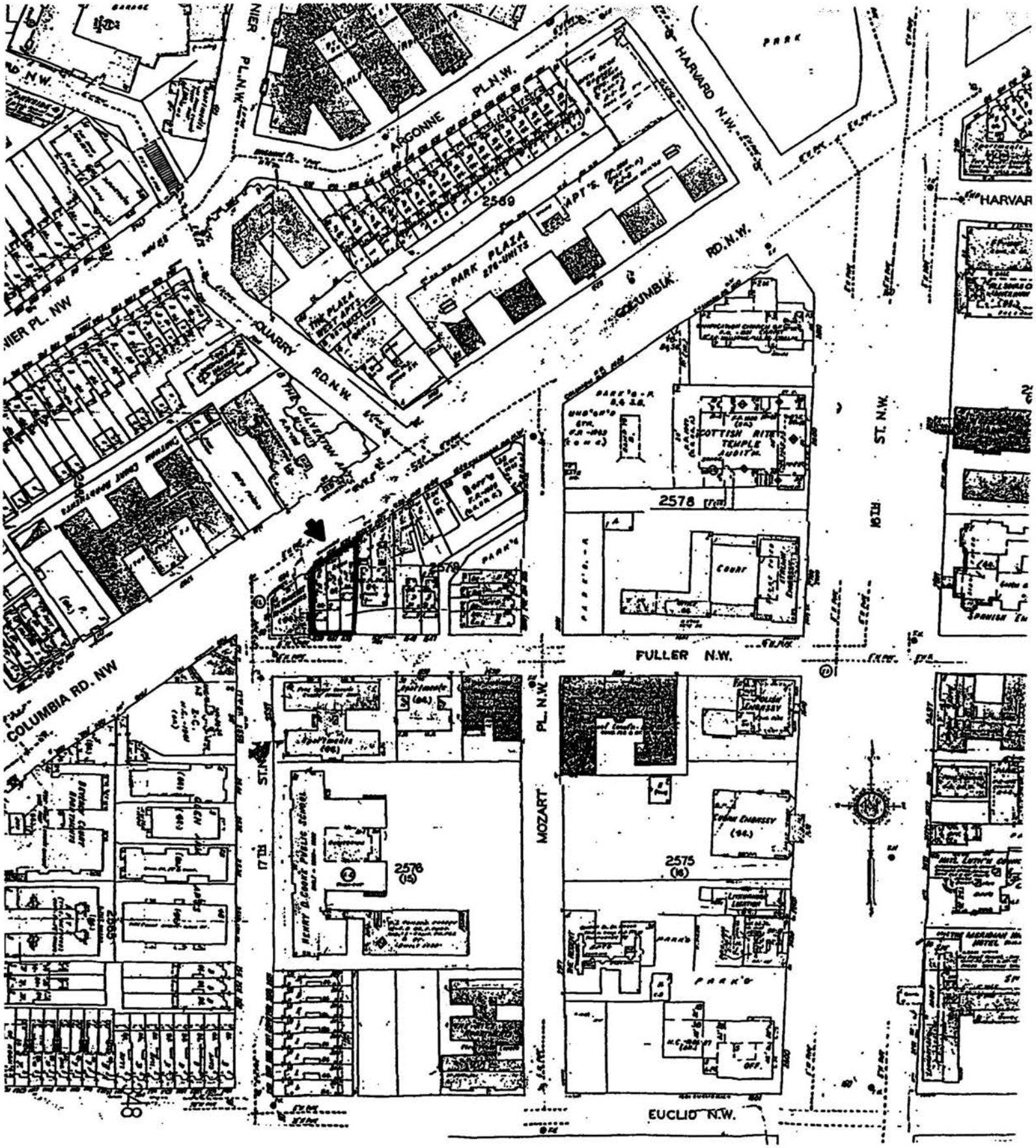
Respectfully submitted,
ARNOLD & PORTER LLP

Nathan W. Gross, AICP

Cynthia A. Giordano

Attachments

Exhibit A: **Site Location and Neighborhood Context Map**



SITE LOCATION AND NEIGHBORHOOD CONTEXT

Exhibit B: Zoning Map



EXISTING ZONING MAP

Exhibit C: **Photographs of the Property**



Front view of The Potter's House at 1656-60 Columbia Road, N.W.



Fuller Street (rear) of Potter's House, showing 3-part rear wall and slope



The addition will create a new street wall that is more aligned with other properties on Fuller Street

Exhibit D: **1996 Certificate of Occupancy and Business License**

No. B174105

BLRA-17
(Rev. 12/95)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

MARCH 6, 1996
(date)

Permission is hereby granted to THE POTTER'S HOUSE CHURCH
to use suite(s) _____ on the FIRST AND SECOND floor(s)
of the building located on lot(s) 0801 square 2579
known as premises 1656-1658 COLUMBIA ROAD, N.W. for the following
purpose(s) RESTAURANT/RETAIL ARTS AND CRAFTS SEATING LESS 75 PERSONS NOT SEXUALLY ORIENTED [su]

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ESD

ZONE C-2-B FEE $ 32.00

Hampton Cross, Director
By _____ Designee

GOVERNMENT OF THE DISTRICT OF COLUMBIA

BRA-44
(Rev. 6/88)
8-5096

Department of Consumer and Regulatory Affairs
Business Regulation Administration
Business Services Division
614 H Street, N.W., Room 100
Washington, D.C. 20001

LICENSE
29711121 DATE ISSUED: 97-05-05

05/01/1997 TO 04/30/1998

RESTAURANT
112 39601258
THE POTTERS HOUSE CHURCH

1656-58 COLUMBIA RD NW
WASHINGTON DC 20009

UNITS = 7±

1658 COLUMBIA RD NW
WASHINGTON DC 20009

068381

THE LAW REQUIRES THIS LICENSE TO BE POSTED

Aubrey H. Edwards
Acting Director

HAMPTON CROSS
Donald G. Murray
DIRECTOR

1 068381

Exhibit E: **Application for Additional Variance**
Amended Self-Certification Form
Notice to Property Owners within 200 Feet
Certificate of Notice

ARNOLD & PORTER LLP

Nathan W. Gross
Zoning and Land Use Specialist
Nathan_Gross@aporter.com
Not Engaged in the Practice of Law

202.942.5956
202.942.5999 Fax

555 Twelfth Street, NW
Washington, DC 20004-1206

November 17, 2004

Geoffrey Griffis, Chair
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

2004 NOV 17 PM 1:35
D.C. OFFICE OF ZONING

Re: BZA Application No. 17178
Potter's House Church – Additional Variance

Dear Mr. Chairman and Members of the Board:

Potter's House Church, the Applicant in the above-cited case, hereby requests an amendment to its application in order to request an additional area variance. This is a variance from the width of court requirements of 11 DCMR §776.1. In this regard the following items are attached:

1. A revised Self-Certification Form prepare by the project architect is attached and references the additional variance; and

2. A check in the amount of $800 made payable to the D.C. Treasurer for the filing fee for the additional variance.

The Applicant's Pre-Hearing Submission, to be filed no later than November 22, 2004, will incorporate and address the rationale for additional requested variance. By way of summary, the need for the variance derives from consultations with the abutting property owner to the east of the subject property. These meetings resulted in Potter's House amending its plans to provide a five-foot side setback on the second floor of the proposed addition in order to allow more light and air to reach the neighboring property. This five-foot setback does not comply with the minimum court width required of twelve feet (12'). With that design amendment, both abutting property owners are in support of the application.

As to issues of public notice and whether the public hearing might need to be rescheduled, the Applicant notes the following:

- Advisory Neighborhood Commission 1C voted unanimously to support the application, and the modified design was before them at the time of the

vote. The ANC single-member district representative insisted upon the abutting owner being in support as a condition of his own support of the application at the ANC.

- After consulting with Mr. Richard Nero of the Office of Zoning staff, the Applicant has agreed to mail a revised Notice of Public Hearing to property owners within 200 feet. The zoning posters to be placed on the site on November 22, 2004 will display the revised notice including the second requested variance. Mr. Nero will post a revised notice at the Office of Zoning as well.

Sincerely,
ARNOLD & PORTER LLP

Cynthia A. Giordano

Nathan W. Gross, AICP

Enclosures

Cc: Advisory Neighborhood Commission 1C
Office of Planning

Form 135 - Side 1
(Revised 03/15/02)

Case No. _____

ZONING SELF-CERTIFICATION FORM

1656, 1658, 1660 COLUMBIA ROAD, NW	2579	801	C-2-B	ANC-1-C-06

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought:	☐ Variance	☑ Special Exception	☐ Both/Special Exception
Pursuant to Subsections		7706.1	

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature	Owner's Name (Please Print)
Meade M. Jones	MEADE M. JONES
Agent's Signature	**Agent's Name (Please Print)**
Regina Reilly	REGINA REILLY, AIA

Date	Professional Registration No.	or	Architect Registration No.
11/09/04		or	ARC 100518

OFFICE OF ZONING DETERMINATION

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 §3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation _____
Signature	Dated

Jerrily R. Kress, FAIA, Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation Percent
Lot Area (sq. ft.)	4,705 SF	N/A	N/A	4,705 SF	N/A
Lot Width (ft. to the tenth)	50'-0"	"	"	50'-0"	"
Lot Occupancy (building area/lot area)	71.28%	"	100%	93.82%	"
Floor Area Ratio (FAR) (floor area/lot area)	1.43	"	1.5	1.89	.39
Parking Spaces (number)	0	0	N/A	0	N/A
Loading Berths (number and size in ft.)	0	0	"	0	"
Front Yard (ft. to the tenth)	N/A	N/A	"	N/A	"
Rear Yard (ft. to the tenth)	65'-8"	15' FROM ℄ OF ST.	N/A	49'-10"	"
Side Yard (ft. to the tenth)	N/A	N/A	N/A	NONE	"
Court, Open (width by depth in ft.)	NONE	12'-0"	NONE	5'-0"	7'-0"/42%
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	NONE	N/A
Height (ft. to the tenth)	26'-1"	N/A	65'-0"	29'-0"	N/A

ARNOLD & PORTER LLP

Memorandum

To: Property Owners within 200 Feet of Potter's House
At 1656-1660 Columbia Road, N.W.

From: Nathan W. Gross, AICP[1]
Zoning and Land Use Specialist

Date: November 17, 2004

Re: Board of Zoning Adjustment (BZA) Application #17178
Potter's House Church

Please be advised that the Applicant in BZA Application # 17178 has today submitted to the Board of Zoning Adjustment a request to add a second area variance to the requested zoning relief. This is a request for a variance to provide a court that does not meet the width of court requirements of the Zoning Regulations at 11 DCMR § 776.1. The modified plans will be submitted to the record of the case with the Applicant's Pre-Hearing Submission on or before November 23, 2004.

The amended Notice of Public Hearing is as follows:

Application of Potter's House Church, pursuant to 11 DCMR § 3103.2 for a variance from the floor area ratio requirements under § 771.2 and from the width of court requirements under § 776.1, to construct a two-story rear addition to an existing multi-use (restaurant/retail/arts & crafts) commercial building in the C-2-B District at premises 1656, 1658 and 1660 Columbia Road, N.W. (Square 2579, Lot 801).

The public hearing is scheduled to be the third case in the afternoon on December 7, 2004.

[1] Not engaged in the practice of law.

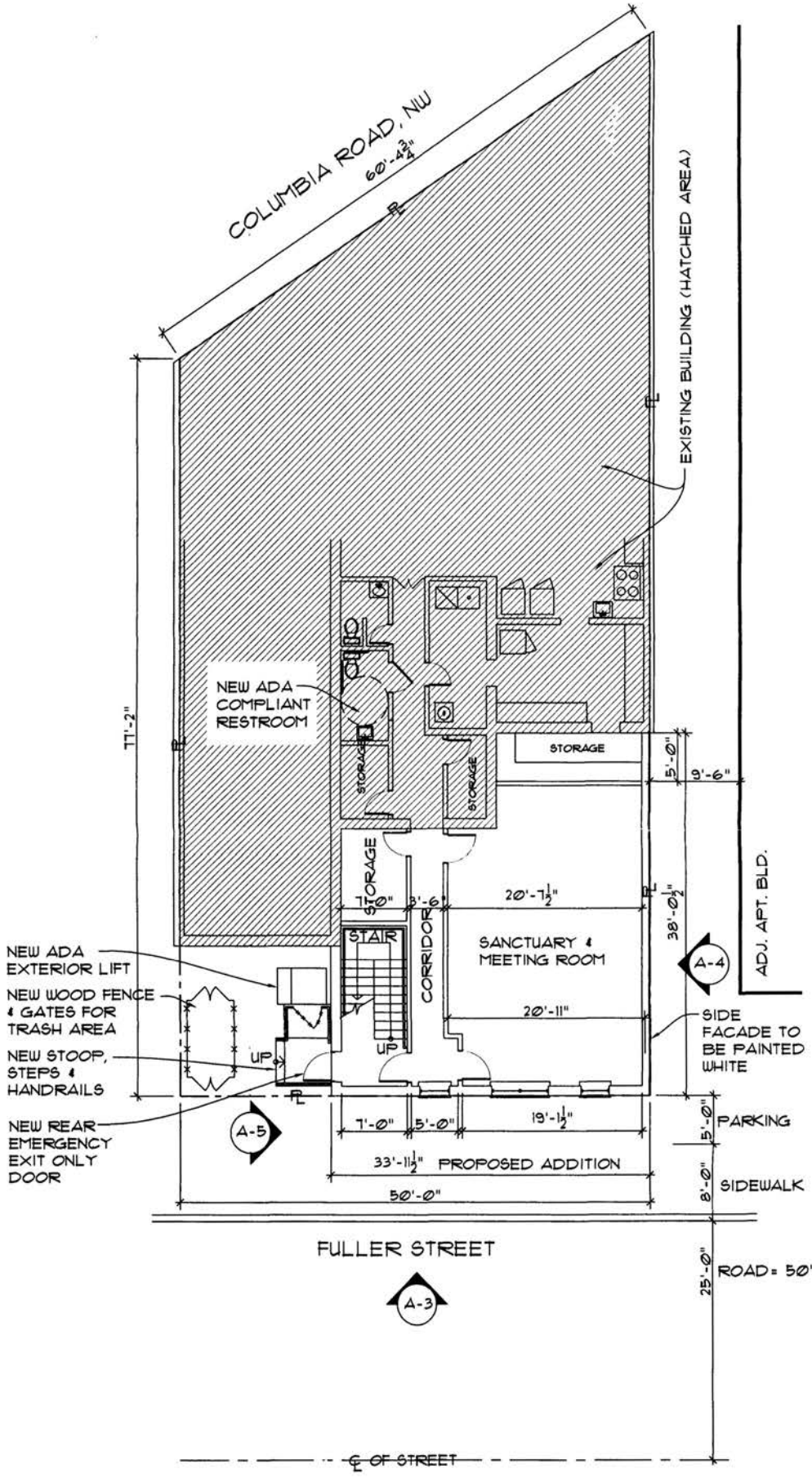
Certificate of Notice
Board of Zoning Adjustment Application No. 17178
Potter's House Church
November 17, 2004

I, Nathan W. Gross, certify that on November 17, 2004 I sent the attached modified notice of public hearing on Application No. 17178 via First Class mail to property owners within 200 feet of the subject premises.

Nathan W. Gross

Exhibit F: **Project Plans**

BZA
Case No. 17178
Exhibit No. 44



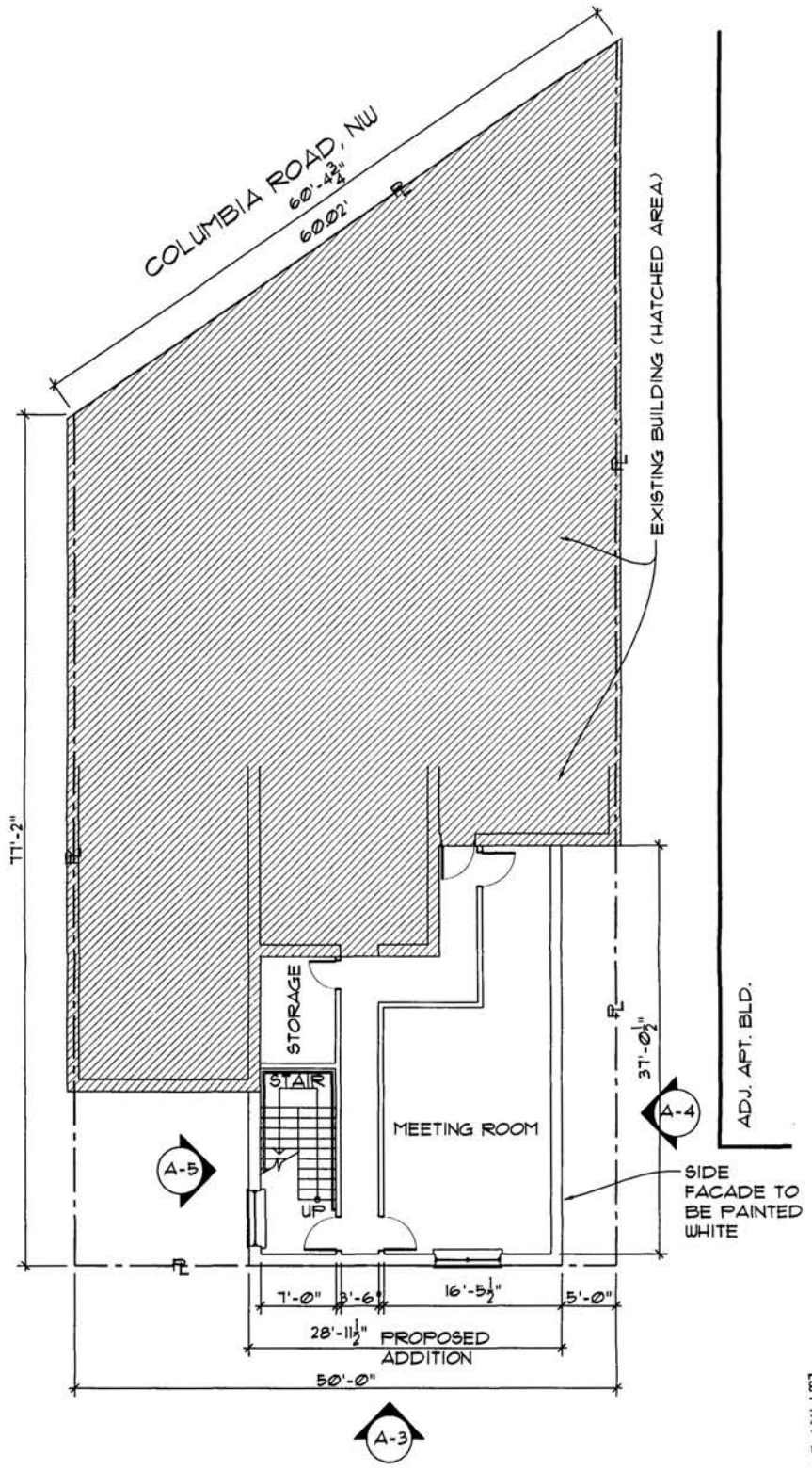
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FIRST FLOOR PLAN
1656, 1658 & 1660 COLUMBIA ROAD, NW
THE POTTER'S HOUSE

A-1
scale 3/32"=1'-0"
11/18/04 MANNA

BZA
Case No. 17178
Exhibit No. 47



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SECOND FLOOR PLAN
1656, 1658 & 1660 COLUMBIA ROAD, NW
THE POTTER'S HOUSE

A-2
scale 3/32"=1'-Ø"
11/18/04 MANNA

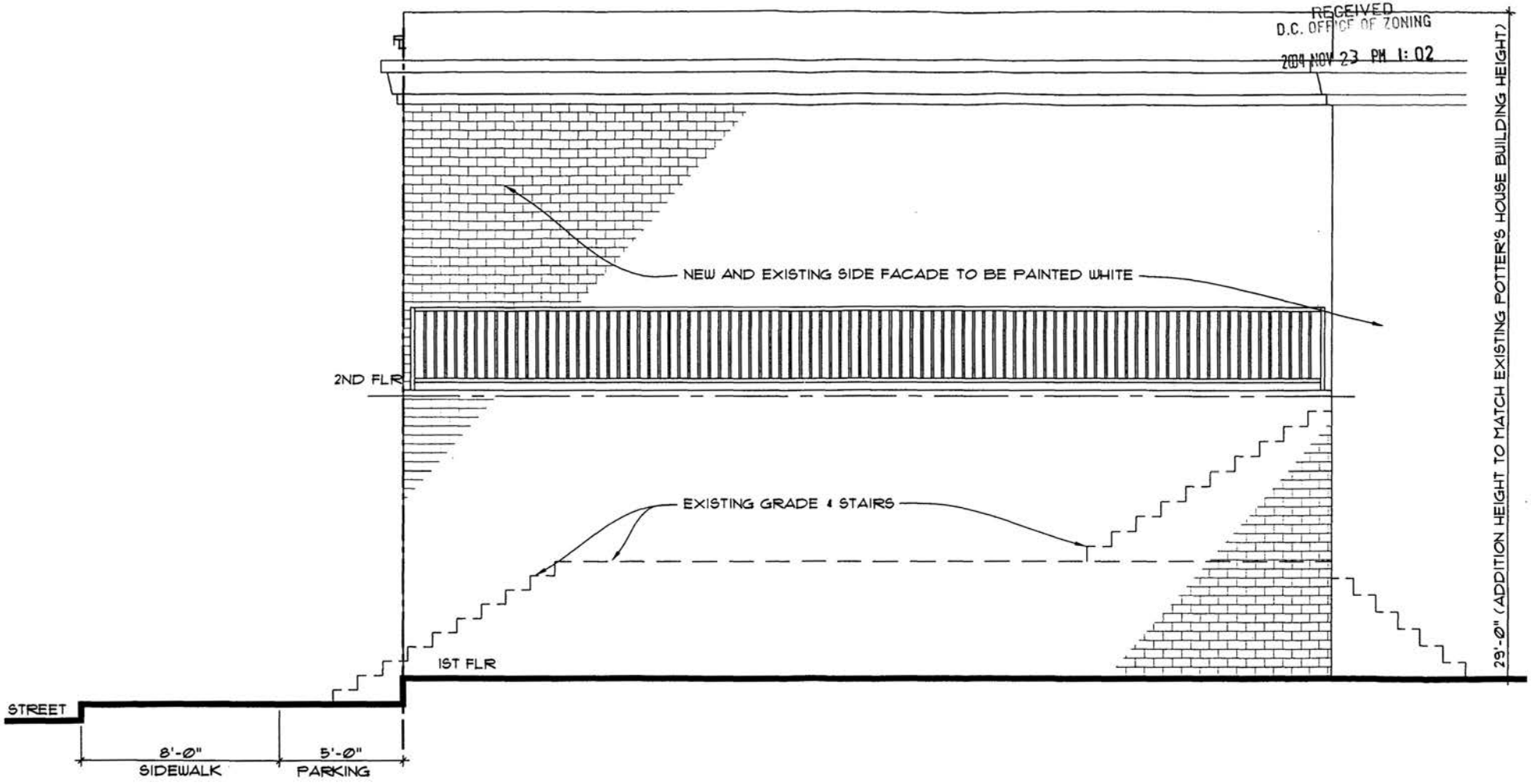


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Case No. 17178
Exhibit No. 44

PROPOSED SOUTH/REAR ELEVATION (FULLER STREET)
1656, 1658 & 1660 COLUMBIA ROAD, NW
THE POTTER'S HOUSE

A-3
scale 1/4"=1'-0"
11/18/04 MANNA

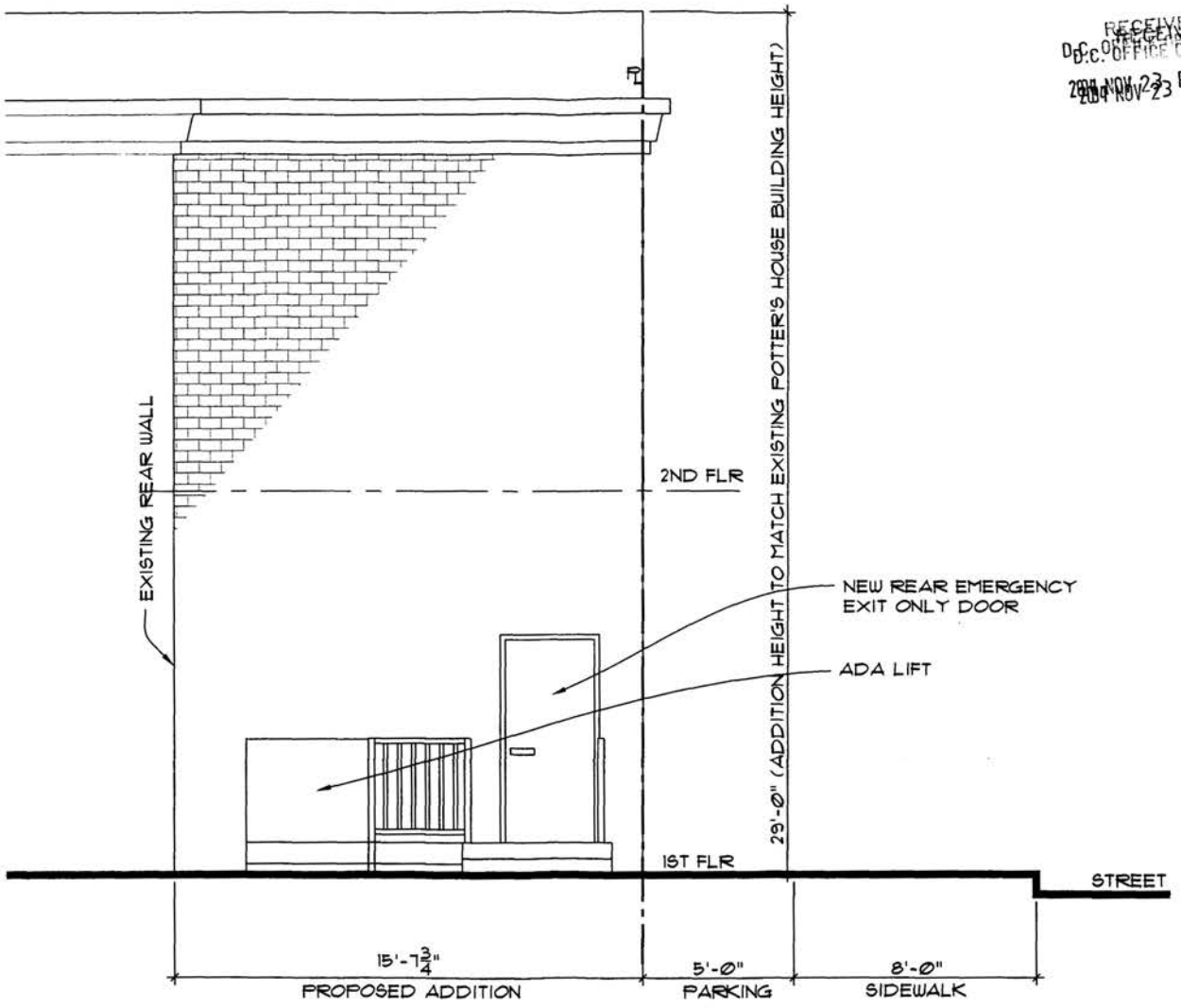
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PROPOSED EAST ELEVATION
1656, 1658 & 1660 COLUMBIA ROAD, NW
THE POTTER'S HOUSE

BZA
Case No. 17178
Exhibit No. 44

A-4
scale 1/4"=1'-0"
11/18/04 MANNA



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PROPOSED WEST ELEVATION
1656, 1658 & 1660 COLUMBIA ROAD, NW
THE POTTER'S HOUSE

BZA
Case No. 17178
Exhibit No. 44

A-5

scale 1/4"=1'-0"

11/18/04 **MANNA**