Nero, Richard (DCOZ)

From: Thomas, Karen (OP)
Sent: Thursday, December 09, 2004 1:18 PM
To: 'warnerb316@hotmail.com'
Cc: Nero, Richard (DCOZ)
Subject: BZA Application - 17261 - Brookland Union Baptist Church
Importance: High

To: Mr. Warner Brown:

Based on our conversation regarding the church's application before the Board of Zoning Adjustment, I am outlining the applicable zoning regulations, which needs to be addressed to satisfy the special exception relief to permit the construction of the parking lot proposed for your site:

- **Section 214** , **Section 2116**, with emphasis on 2116.6 through 2116.9, 2117, and **Section 2303**.

Additionally, OP believes that if the number of required parking spaces are insufficient per requirements of **Section 2101** for the church, OP believes that **Section 2108** would also need to be addressed. These regulations may be found on the Office of Zoning's website at

Please check with the Office of Zoning to discuss the required posting notices and presentation of your application before the ANC.

The Office of Planning encourages the applicant to meet with the ANC and community groups to address concerns the neighborhood may have regarding potential adverse impacts of the lot on the community.

Preparation of a pre-hearing statement is also adivised for submittal to the Office of Planning and the Board before the hearing date. In light of this, the Office of Planning's deadline to receive materials, including:

- the prehearing statement,
- a revised parking lot plan which meets the requirements as specified in the above mentioned regulations, and
- a landscaping plan detailing the planting materials and proposed locations of these plantings

from the applicant should be **at least 20 days** before the hearing date for preparation of the Office of Plannning's analysis of the application.

As presented, the submitted application has insufficient information for OP's review and recommendation to the Board. The ANC has informed OP that the filed application was not formally presented at any of its regularly scheduled meetings.

12/16/2004

Board of Zoning Adjustment
District of Columbia
CASE NO. 17261
EXHIBIT NO. 23

BZA
Case No. 17261
Exhibit No. 23

OP adivises that the applicant discuss this with Mr. Rick Nero at the Office of Zoning to determine the next steps regarding the status of the application, in light of the requirements which need to be met before the hearing date or consider postponement until all the above requirements have been addressed.

Please call me at 442-8849 or email if you have further questions or need clarification.



Thomas, Karen (OP) 8
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