

# Holland & Knight

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December 10, 2024

## **VIA IZIS**

Board of Zoning Adjustment  
of the District of Columbia  
441 4th Street, NW, Suite 210S  
Washington, DC 20001

**Re: BZA Case No. 21208  
2033 11th Street, NW (Square 332, Lot 807)  
Reduction in Parking Relief**

Dear Members of the Board:

On behalf of Beacon Communities, LLC, and Christian Tabernacle Church of God (together, the “Applicant”), we hereby submit this letter confirming that the required parking relief under the application is reduced from six (6) to four (4) spaces. Specifically, the Applicant will provide 16 parking spaces where 20 are required as discussed below.

The Application proposes the following three uses for the Property: (i) the Church, which has a maximum capacity of 200 seats; (ii) an 8,200 square foot child development center; and (iii) 65 affordable dwelling units. The requirement for each use under Subtitle C § 701.5 is as follows:

- Church: 1 space for each 10 seats of occupancy capacity in the main sanctuary. Results in 20 spaces required.
- Child Development Center: 0.5 spaces per 1,000 square feet, with a minimum of 1 space required. Results in 4 spaces required.
- Residential: 1 per 3 units in excess of 4 units. Results in 20 spaces required.

In addition, development of the Property is eligible for a 50% parking reduction under Subtitle C § 702.1(a) and (b) because the Property is located a quarter mile from the U Street – African American Civil War Memorial / Cardozo Metrorail station and within a quarter mile of the U Street-Garfield Priority Bus Network. As such, the required parking for each use is reduced to the following:

- Church: 10 spaces required.
- Child Development Center: 2 spaces required.

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EXHIBIT NO.31

- Residential: 10 spaces required.


Pursuant to Subtitle C § 701.9, parking may be shared among more than one (1) use when the uses have different days and hours of operation and there is a common ownership. In this case, the parking spaces for the Church and the child development center can be shared because (a) these uses have different days and hours of operation and (b) the Church will own the space being leased by the child development center and the non-profit entity that will operate the child development center is an affiliate of the Church. Therefore, the total required parking for the Church and child development center, together, is 10 parking spaces; and the total spaces required for the proposed project is 20.

The analysis on how the Application satisfies the criteria for parking relief is filed at Exhibit 30 of the case record.

We look forward to the Board's consideration of the application at the public hearing scheduled for December 18, 2024. Should you have any questions, please do not hesitate to have staff contact me.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:   
Leila M. Jackson Batties

cc: Certificate of Service

**CERTIFICATE OF SERVICE**

I hereby certify that on December 10, 2024, a copy of the foregoing letter was served by electronic mail on the following at the addresses stated below.

**D.C. Office of Planning**

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