

**BEFORE THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF  
MCF 1400 MONTANA LLC/MCFI LP**

**1400 Montana Avenue, NE  
ANC 5C**

**STATEMENT OF EXISTING AND INTENDED USE**

The property, located at 1400 Montana Avenue, NE, is improved a single story former drive through bank building currently used by the Historic Berean Baptist Church (the “Church”) as a place of worship. The Applicant proposes to replace the Church with a 106-108 unit residential apartment building.