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2008 MAY -2 PM 2:31

May 1, 2008

VIA HAND DELIVERY

Zoning Commission for
The District of Columbia
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

**Re: Beulah Baptist Church of Deanwood Heights, Inc. (Z.C. Case No. 08-03)
Supplemental Filing**

Dear Members of the Zoning Commission:

This letter is submitted in support of the above-referenced zoning application, which seeks a map amendment from C-1 and R-2 to C-2-A for several lots on Dix Street, N.E. (the "Application"). The Application is scheduled for a set down hearing on May 12, 2008.

The applicant desires to remove the following lots from the Application: Lots 3 and 4 in Square 5229 and Lot 40 in Square 5263. These lots are being removed from the Application because they are outside of that section of the Dix Street covered under the Comprehensive Plan Amendment Act of 2006, which changed the land use designation for the north and south sides of Dix Street, N.E., between 57th and 60th Streets (the "Dix Street Corridor"), from Low Density Residential to mixed use Moderate Density Residential and Low Density Commercial.

Based on the foregoing the applicant only seeks to rezone the following lots under the Application:

Rezoning from C-1 to C-2-A

Lots 23, 811, 813, 814 in Square 5253

Rezoning from R-2 to C-2-A

Lot 44 in Square 5228

Lots 14 and 824 in Square 5262

Lots 5 - 7, 9, 10, 41 and 809 in Square 5263

Lot 807 in Square 5264

Lot 805 in Square 5265

The total land area covered under the Application, as amended herein, is approximately 131,108 square feet.

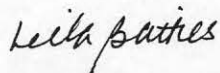
Please note that the applicant is the contract purchaser of the following parcels within the Dix Street Corridor, which are not covered under the Application: Lots 31 - 34 in Square 5264; Lot 821 in Square 5253; and Lot 813 in Square 5254. These parcels abut property currently owned by the applicant.

A map identifying those lots covered under the Application and the lots the applicant has under contract is attached as Exhibit A. A zoning map of the subject property is attached as Exhibit B. The building plats for the property covered under the Application, as amended herein, is attached as Exhibit C. For reference, the building plats also include those parcels the applicant has under contract.

Thank you for your considerate attention to this matter. We remain hopeful of the Zoning Commission's favorable consideration of the Application.

Sincerely,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties

Cc: Advisory Neighborhood Commission 7C, c/o Dr. Mary Gaffney (via regular mail)
Ms. Jennifer Steingasser, Office of Planning (via overnight delivery)
Mr. Joel Lawson, Office of Planning (via overnight delivery)
Ms. Arlova Jackson, Office of Planning (via overnight delivery)
Mr. Eric Scott, Office of the
Deputy Mayor for Planning & Economic Development (via overnight delivery)

Exhibit A

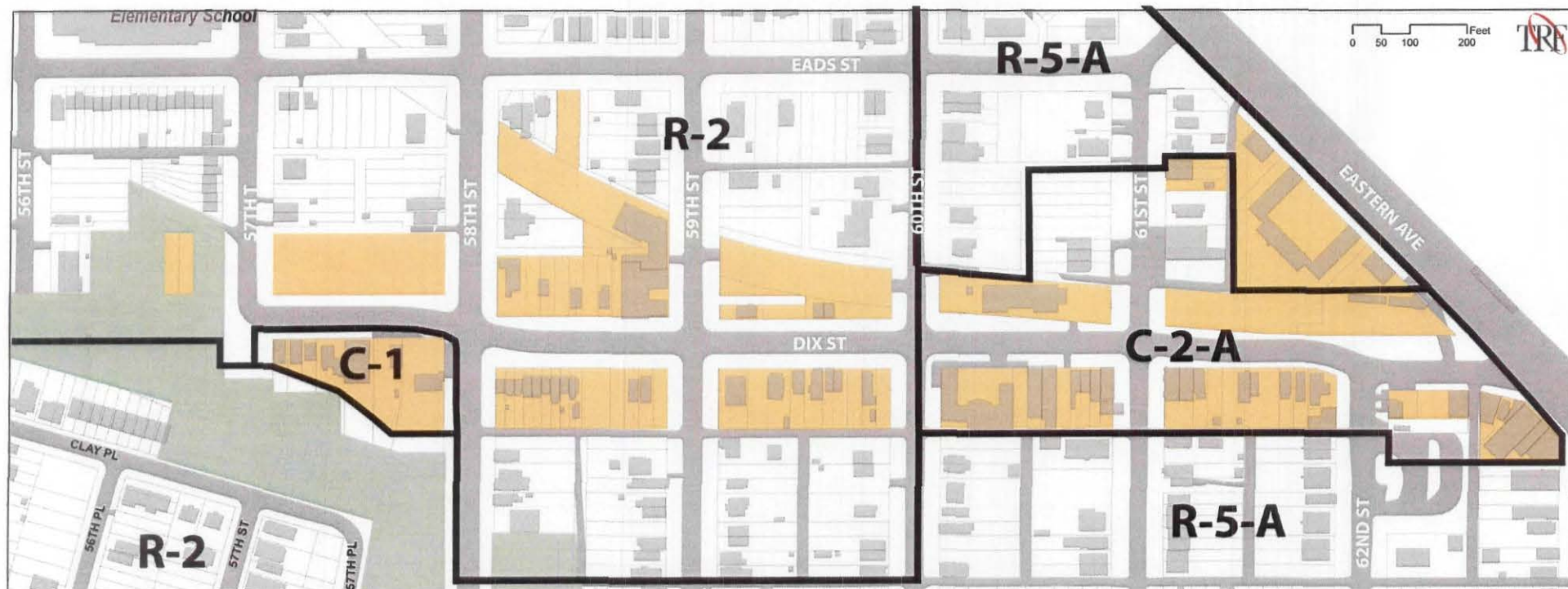


Legend

- Marvin Gaye Park
- Publicly Owned Properties
- Properties owned by Church, Part of Z.C. No. 08-05
- Beulah Baptist Church - Properties Under Contract

BEULAH BAPTIST CHURCH OF DEANWOOD HEIGHTS, INC.

Exhibit B



R-2 Single Family Detached & Semi-Detached

Other uses: school; community house, residential care home, health care facility, church.

Exhibit C

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

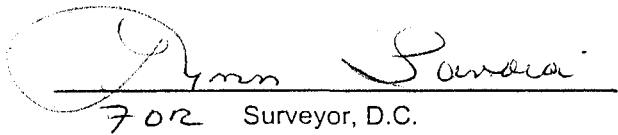
Washington, D.C., February 6, 2008

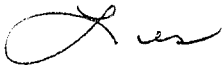
Plat for Building Permit of: SQUARE 5228 LOT 44

Scale: 1 inch = 40 feet Recorded in Book 181 Page 150

Receipt No. 02449

Furnished to: HOLLAND & KNIGHT (FREDA HOBAR)


702 Surveyor, D.C.

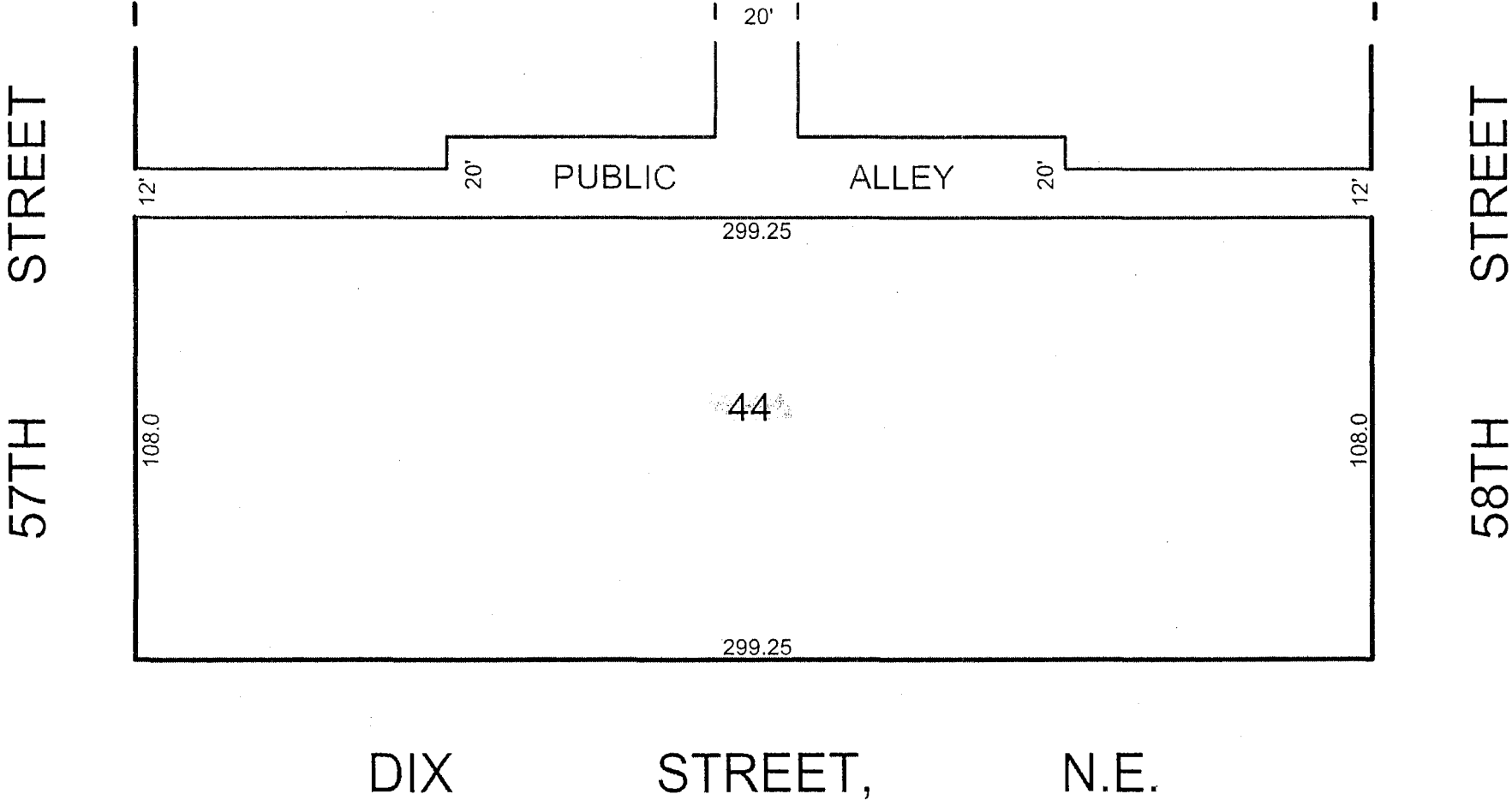
By: D.M. 

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



OWNED BY
APPLICANT

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

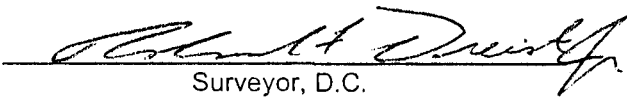
Washington, D.C., February 15, 2008

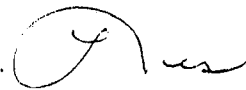
Plat for Building Permit of: SQUARE 5253 LOTS 23, 811, 813, 814, 821

Scale: 1 inch = 30 feet Recorded in Book 169 Page 144 (LOT 23)
A&T Book Page 3175-K (LOT 811)
A&T Book Page 3187-D (LOTS 813, 814)
A&T Book Page 3313-W (LOT 821)

Receipt No. 02612

Furnished to: HOLLAND & KNIGHT


Surveyor, D.C.

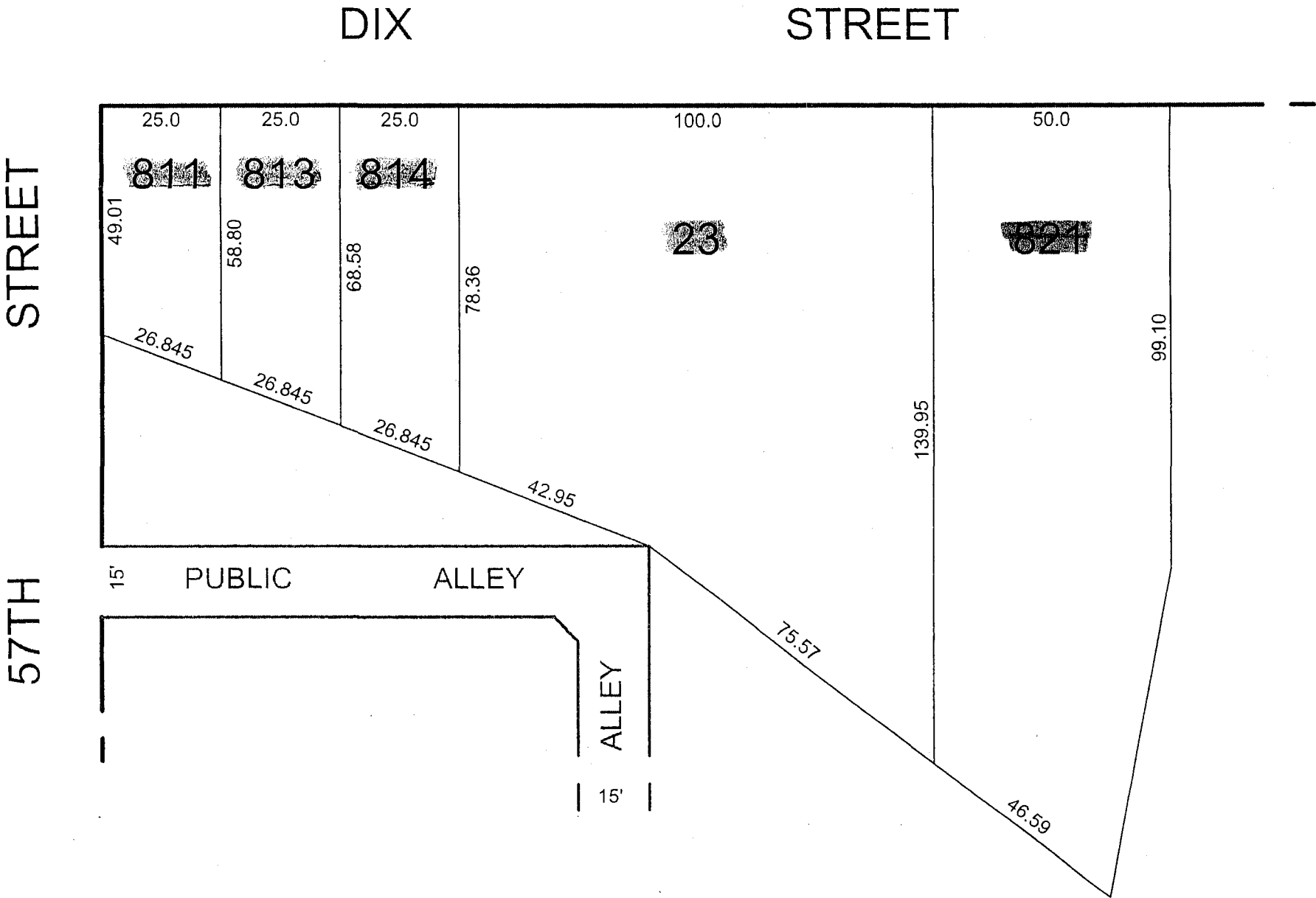
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OWNED BY
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APPLICANT HAS
UNDER CONTRACT

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 14, 2008

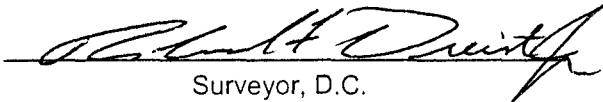
Plat for Building Permit of SQUARE 5254 LOT 813

Scale: 1 inch = 20 feet Recorded in Book A&T Page 3694-P

Receipt No. 02609

Furnished to: HOLLAND & KNIGHT

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)


Surveyor, D.C.

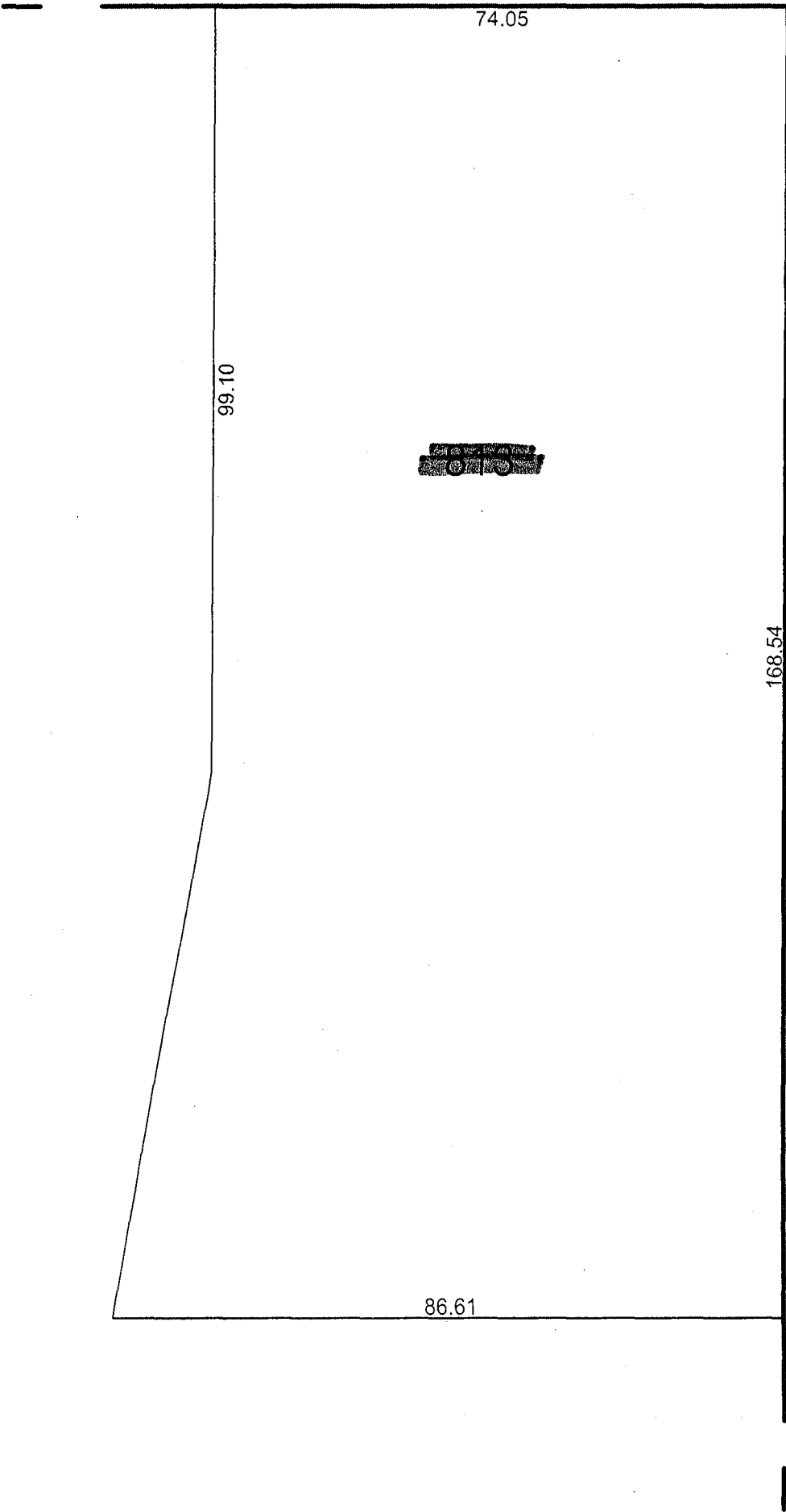
Date: _____

By: D.M. 

(Signature of owner or his authorized agent)

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DIX STREET



APPLICANT HAS
UNDER CONTRACT

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

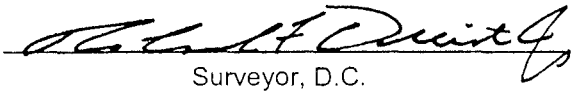
Washington, D.C., April 29, 2008

Plat for Building Permit of: SQUARE 5262 LOTS 14 & 824

Scale: 1 inch = 40 feet Recorded in Book A&T Page 3770-W (LOT 824)
Book Co.15 Page 6 (LOT 14)

Receipt No. 03974
Furnished to: HOLLAND & KNIGHT

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

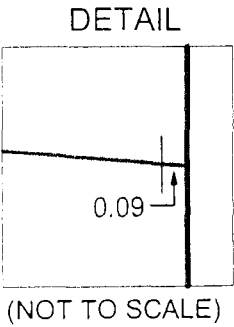
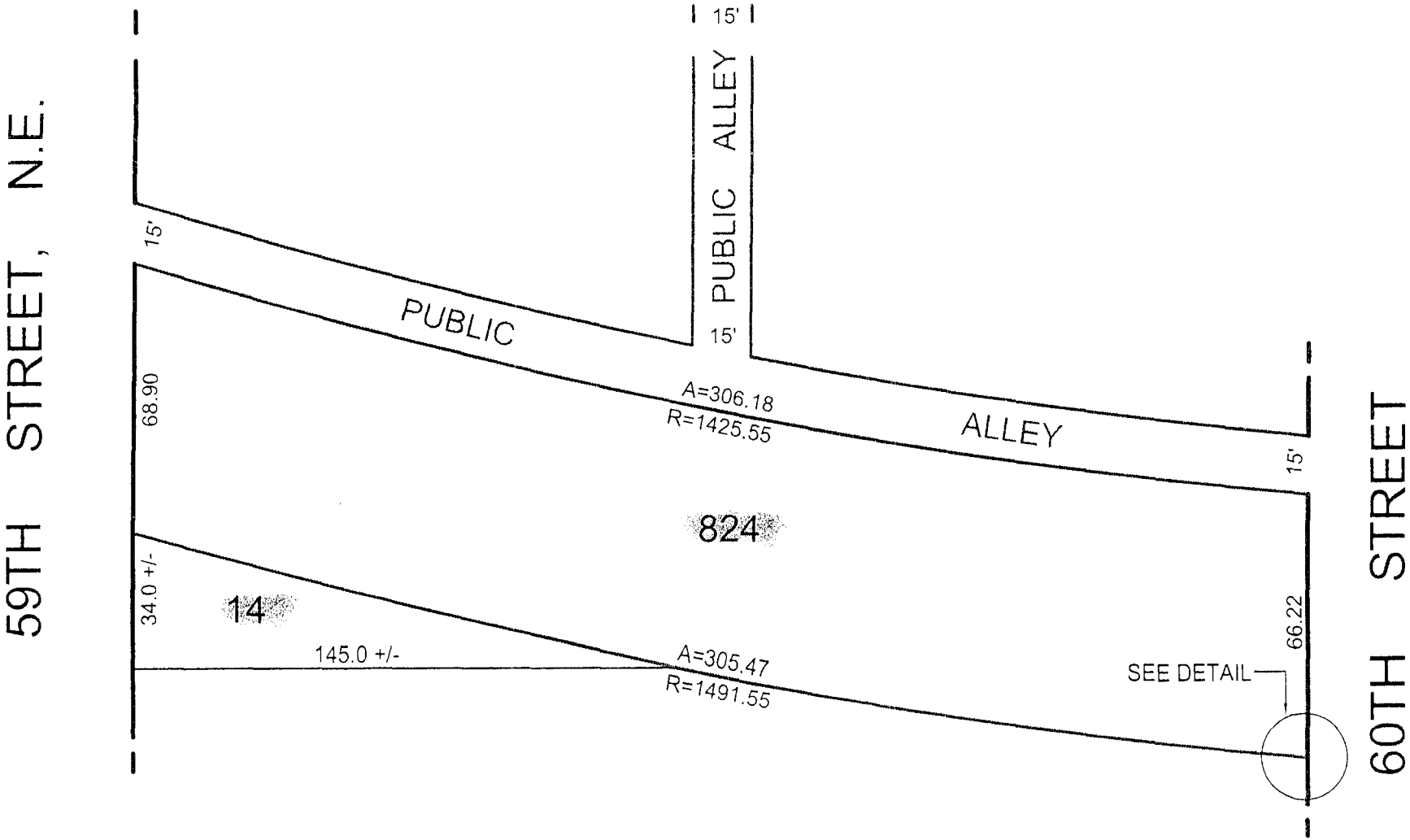

Surveyor, D.C.

Date: _____

By: L.M.C. 

(Signature of owner or his authorized agent)

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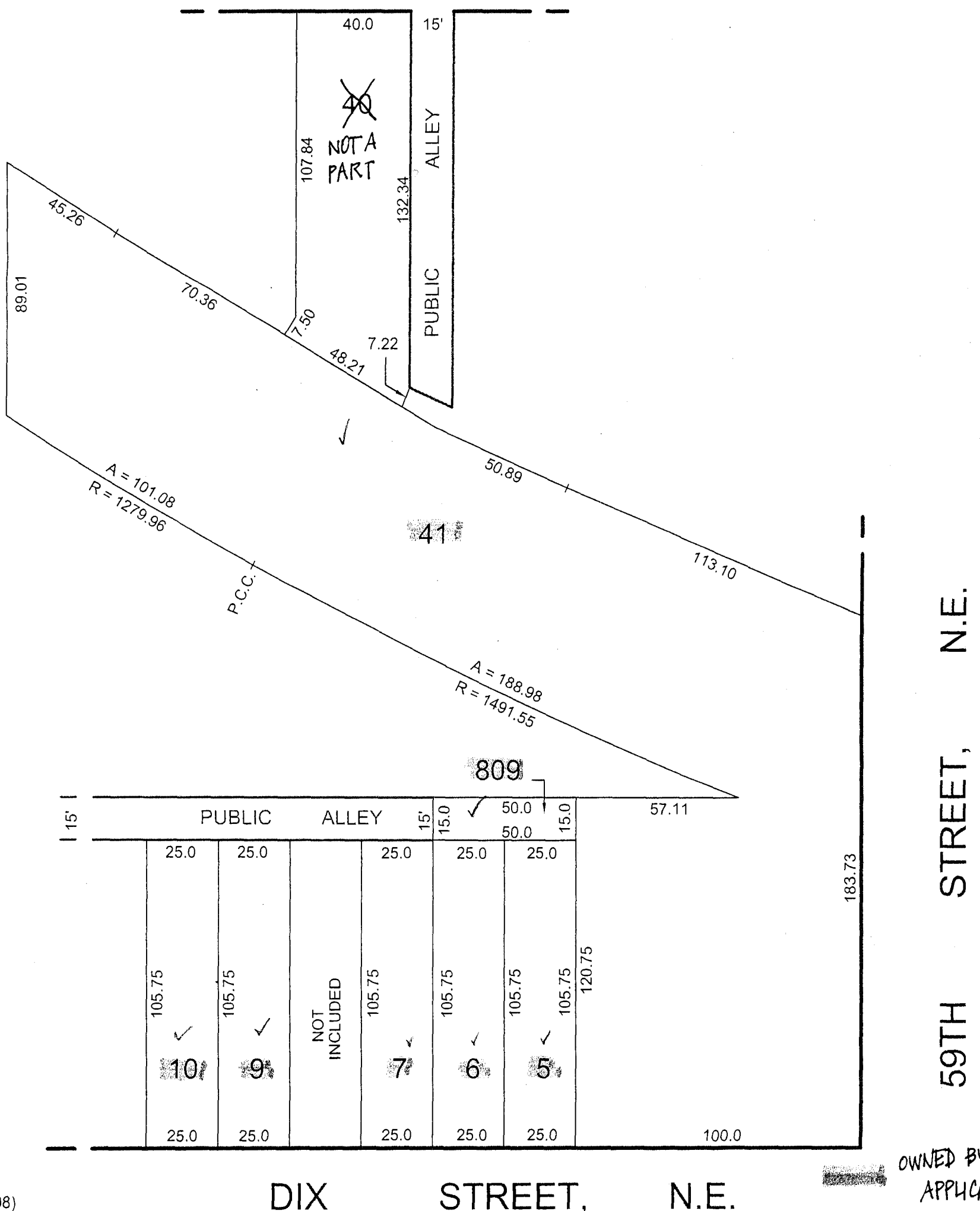
 OWNED BY APPLICANT

Washington, D.C., February 14, 2008

Date: _____

(Signature of owner or his authorized agent)

EADS STREET, N.E.



OWNED BY
APPLICANT

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

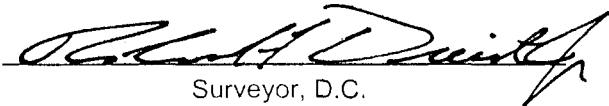
Washington, D.C., February 19, 2008

Plat for Building Permit of: SQUARE 5264 LOTS 31, 32, 33, 34, 807

Scale: 1 inch = 20 feet Recorded in Book Co.15 Page 6 (LOTS 31 - 34)
A&T Book Page 3715-C (LOT 807)

Receipt No. 02607

Furnished to: HOLLAND & KNIGHT


Surveyor, D.C.

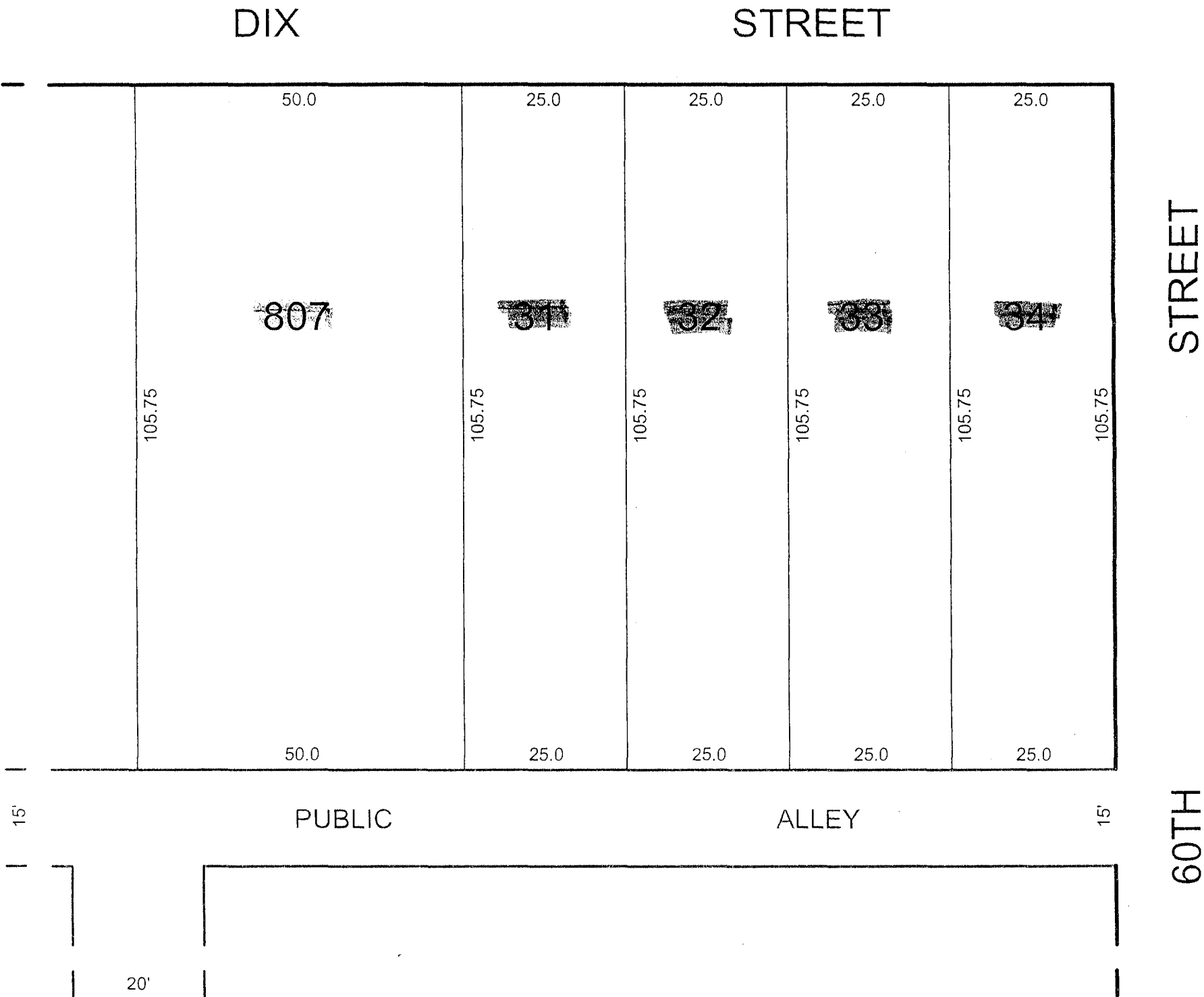
By: D.M. 

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Washington, D.C., February 7, 2008

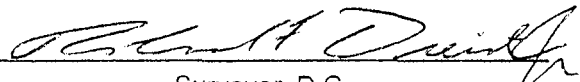
Plat for Building Permit of: SQUARE 5265 LOT 805

Scale: 1 inch = 20 feet Recorded in A&T Book Page 3770-X

Receipt No. 02448

Furnished to: HOLLAND & KNIGHT (FREDA HOBAR)

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)


Surveyor, D.C.

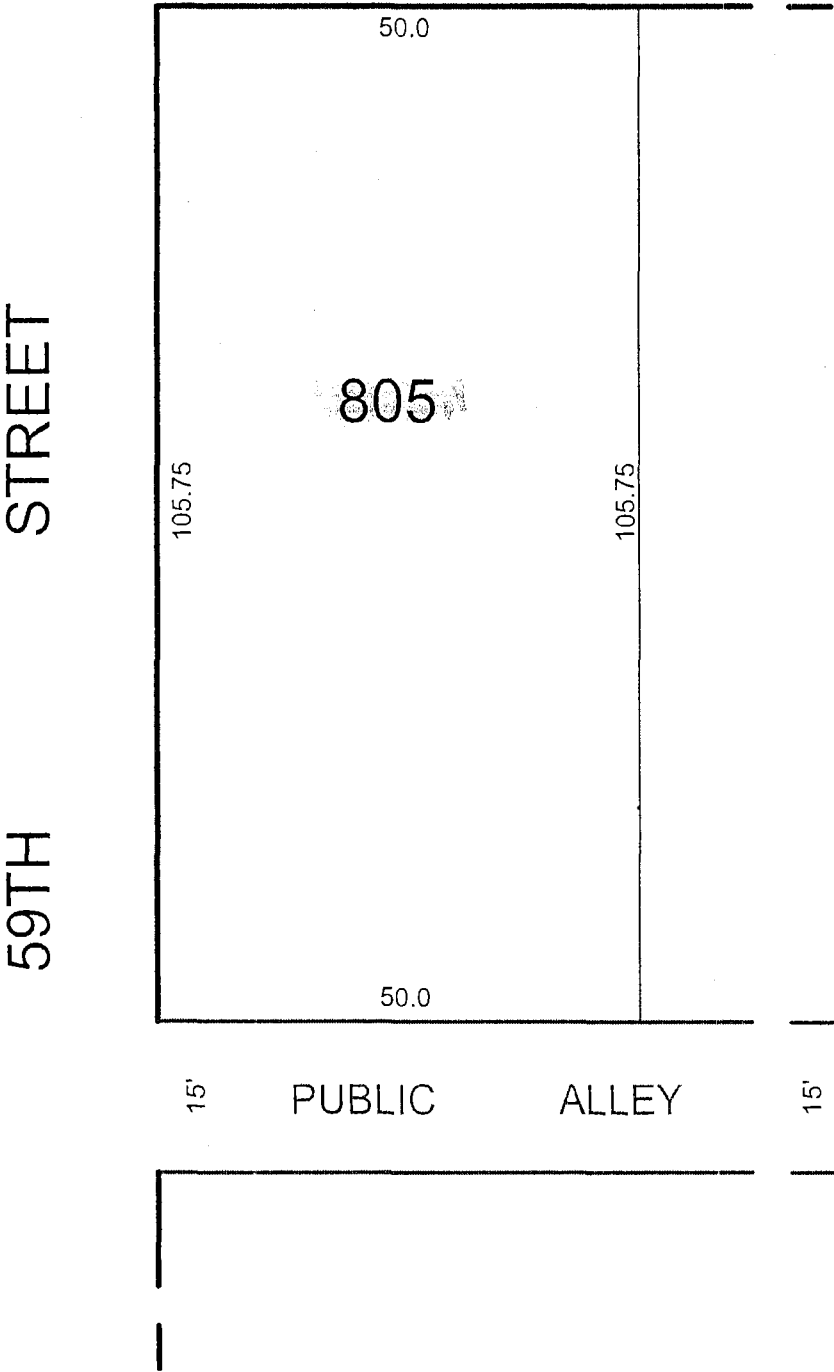
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DIX STREET, N.E.



OWNED BY
APPLICANT