

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**



June 6, 2012

Mr. Gene Hay  
Project Architect  
CECA, LLC  
9901 Business Parkway Suite H  
Lanham, MD 20706

RE: 4135 Alabama Ave, SE Washington, DC 20019 Square 5367, Lot 0044  
(the "Property") Renovation of a building and Development of a Lot

Dear Mr. Hay:

This letter is to confirm the discussion that we had on May 8, 2012 regarding the improvements on the subject Property may be carried out in its entirety as a "second" worship space so as to function as a church, as per 11 DCMR 201.1(b), despite the distance and association from its parent facility and organization, The New Macedonia Baptist Church (TNMBC).

**Property description/ Design intent**

The property (lot/ existing building) is located at 4135 Alabama Avenue, SE and has been designated as lot 44, Parcel No. 197. It is located in an R-2 zone district, and consists of 33,388 s.f. of land area (see attached lot survey for additional information).

The renovated building would provide a "second" worship space in support of nearby TNMBC, but will be function as a Church. Some administrative, ministerial, and community outreach needs, that typically function in support of the worship function of the church, would be relocated from TNMBC to this site (see attached, proposed first level plan).

**Permitted Church use**

I understand that your client currently operates the TNMBC, a Church with a 950 seat worship space which holds three (3) services with a fourth service on first Sundays, to accommodate their occupancy surplus. Thus, the subject property will include a 1,500 sf. Ministry Center that will provide A/V streaming from its nearby parent facility and function as "overflow space" (see attached second level floor plan—"fellowship hall"). Additionally, bible study classes and full youth worship services will be held at this site, led by a youth minister.

In light of this evidence, it is clear that the building will serve as one which functions as a matter-of right worship center (i.e., church). All office space in the Ministry Center will be considered as “accessory” space to the Ministry Center’s main function.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments- Lot Survey, Floor Plans