

BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	18599	Case Name:	Trinity AME Zion Church
Address or Square/Lot(s) of Property:	Square 2684 Lots 556, 557 and 558		
Relief Requested:	Special Exception to Allow Parking Lot in the R-5-B District		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	7	/	1	0	/	1	3	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	ANC website, community listserves, flyers passed out to affected residents, and surrounding area.												
Community meetings held on June 18, 2013 and July 1, 2013 and then another meeting on July 20, 2013.													
Number of members that constitutes a quorum:						Number of members present at the meeting:	12						

MATERIAL SUBSTANCE

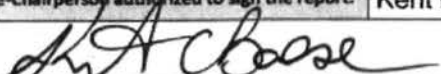
The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

The failure of the church to comply with the 1998 BZA Order No. 16298, especially the fact that the church does not have a current parking system in place. The parking lot is primarily being used by drivers with out of state tags. The parking lot has essentially become a commuter parking lot. The parking lot is supposed to be for the residents on Center Street and Meridian Place, but that does not seem to be the case. Additionally, with the 1998 BZA order there was nothing in place to force the church to comply with the other conditions of the 1998 BZA order.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

The ANC passed a resolution in support of the church's request, but not for 15 years and only for 7 years. The shorter time will give the community the opportunity to see if the church is in compliance. The ANC would like for the church to comply with the previous conditions listed in the 1998 BZA order, plus 10 other conditions listed on page three of the attached resolution. It is imperative that the church come up with a parking system, i.e. parking passes for the members of the community and the church members. The church will have to monitor the parking lot to make sure that anyone parking in the lots has a pass. The church really needs to pave the lot that is not paved and line both parking lots. This will cut down on the cars parking any way and blocking in other cars. Finally, there has to be some enforcement mechanism in place to monitor the church's compliance and ensure that they will do whatever they promise to do.

AUTHORIZATION

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	7-5-0
Name of the person authorized by the ANC to present the report:			Vickey A. Wright-Smith	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Kent Boese	
Signature of Chairperson/ Vice-Chairperson:				Date:
				9/27/13

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18599
EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 18599
EXHIBIT NO. 26

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ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Lisa Kralovic
SMD 1A04 – Laina Aquiline
SMD 1A07 – Thomas Boisvert
SMD 1A10 – Anthony Cimino

SMD 1A02 – Vickey Wright-Smith
SMD 1A05 – Kevin Holmes
SMD 1A08 – Kent Boese
SMD 1A11 – Dottie Love Wade

SMD 1A03 – Steve Swank
SMD 1A06 – Patrick W. Flynn
SMD 1A09 – Bobby Holmes
SMD 1A12 – Rosalind M. Gillham

Resolution in Support of Trinity AME Zion's Church's Request for Special Exception to Allow a Parking Lot but with Certain Conditions

Whereas, the Applicant, Trinity AME Zion Church (hereinafter "Church"), has filed an application with the Board of Zoning Adjustment, (hereinafter "The BZA") pursuant to 11 DCMR Section 3104.1 seeking a special exception to allow a parking lot (last approved under BZA Order No. 16298) under section 213, in the R-5-B District at premises 1417, 1493 and 1507 Meridian Place, NW (Square 2684, Lots 556, 557 and 558). The BZA Application is case No. 18599

Whereas, the Church acquired the property on or around March 11, 1996, and the intended use of the property was to be the construction of a parking lot containing 46 spaces. In 1996 and as far back as 1993, the surrounding residential neighborhood was considered densely populated and in need of parking facilities. Areas residents at that time wanted additional parking. The Church applied for a special exception to operate a parking lot for the church and the community which was granted in 1998.

The 1998 BZA Order No. 16298 had the following conditions:

1. The Approval was for **FIFTEEN YEARS** (Expired on May 6, 2013)
2. No dangerous or otherwise objectionable traffic conditions shall result from the establishment of the use, and the present character and future development of the neighborhood shall not be affected adversely.
3. The parking lots shall be reasonably necessary and convenient to other uses in the vicinity, so that the likely result will be a reduction in over spill parking on neighborhood streets.
4. A majority of the parking spaces shall serve residential uses or short-term parking needs of retail, service and public facility uses in the vicinity.
5. All areas devoted to driveways, access lanes and parking areas shall be paved and maintained with bituminous concrete or brick materials, or a combination of these materials which forms an all-weather impervious surface, and which is a minimum of four inches (4 in.) in thickness.
6. The parking lots shall be designed so that no vehicle or any part of a vehicle projects over any lot line or building line.
7. No other use shall be conducted from or upon the premises, and no structure other than an attendant's shelter shall be erected or used upon the premises unless the.

use or structure is otherwise permitted in the district in which the parking lots are located

8 No vehicular entrance or exit shall be within forty feet (40 ft) of a street intersection as measured from the intersection of the curb lines extended

9 Any lighting used to illuminate the accessory parking spaces shall be arranged so that all direct rays are confined to the surface of the parking lots.

10 The parking lots shall be kept free of refuse and debris

11 The parking lots shall be landscaped with trees and shrubs covering a minimum of five percent (5%) of the total area of the parking lots The landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance

12 All parts of the lots not devoted to parking areas, driveways, access lanes, attendant's shelter, or required screening walls shall be kept free of refuse and debris and shall be paved and landscaped

13 The lots shall be screened from all contiguous residential property by a solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in) high or by evergreen hedges and/or evergreen growing trees which are thickly planted and maintained and are at least forty-two inches (42 in) in height when planted

14 The dimensions of the parking spaces shall be a minimum of nine feet (9 ft.) in width and nineteen feet (19 ft) in length.

15 On a temporary but experimental basis Trinity AME Zion Church shall post signs on Lot 557 permitting unattended public parking between the hours of 10. 00 p m and 6:00 a m seven (7) days per week There shall also be signs requesting the community's cooperation in maintaining the lot free of debris etc.

16 A prominently displayed community bulletin board shall be installed in the vicinity of Lots 556, 557 and 558 that would announce activities sponsored by the church and the community as well as stipulations regarding use of the lots.

17 Trinity AME Zion Church shall provide designated parking to members in the community on a regular basis between the hours of 10.00 p.m and 6 00 a.m Security gates shall be installed and members of the church and the community shall be issued access cards

18. On "bad" weather days (particularly in the event of snow), the community members shall be allowed parking on the lots at any time or day of the week

Whereas, the parking situation in the area has gotten worse with the addition of The Allegro Apartments which has about 297 units located right behind the homes in the 1400 block of Meridian Place (from 1402 Meridian Place to 1434 Meridian Place) The residents in this area are still in need of additional parking

Whereas, The ANC Commissioner for ANC1A02 held community meetings on June 18, 2013 and July 1, 2013 and received written communications from community members and spoke directly with community members regarding the Church's request to renew its special exception to continue to operate the parking lot for the church and the community While some in the community are very grateful for the parking that the church provides, some concerns have been raised by the some other members of the community

Whereas in order to address those community concerns ANC1A, **in addition to the above listed conditions from BZA Order No. 16298** (except for the FIFTEEN YEAR TIME PERIOD), would like to see the following conditions implemented as well

- 1** Approval shall be for a period of **SEVEN YEARS**.
- 2** Given the periodic and sometimes crime problems in the lot and the areas surrounding the lot and the neighborhood in general, the church should contact the District of Columbia Government and have a light study done to see if non-intrusive lighting is appropriate and/or necessary for the parking lot. The church should also look installing surveillance cameras. It is not clear if these measures would deter crime, but it might be helpful. The church should stay in contact with the Metropolitan Police Department to ask them to patrol the area more frequently when unfortunate crimes occur in and around the parking lot.
- 3** The Church needs to take immediate measures to ensure that parking is available for residents of the neighborhood and/or their guest and not for commuters or for those who do not live in the neighborhood. The neighborhood is defined as residents of the block of Center St. between Oak and Meridian Place, and those who live on the 1400 to 1500 block of Meridian Place.
- 4** Resident vehicles parked on the Church's lots during hours of worship and activity days should be forewarned.
- 5** The church should come up with a system wherein they issue parking passes for the church members and the members of the community who live on Center St. between Oak and Meridian Place, and those who live on the 1400 to 1500 block of Meridian Place.
- 6** The church should monitor the parking lot and contact the Metropolitan Police Department to issue tickets to cars parked without the parking pass and then contract with a local tow company to have cars towed.
- 7** The Church needs to take immediate measures to prevent cars from parking in the middle of the lot, which borders Center St. The cars parked in the middle of the lot, prevent other cars from exiting the lot. The Church could arrange to tow these cars or to line the lot so that it is clear where people should park. Lining the lot would require the lot to be paved.
- 8** Every effort should be made to make sure that no vehicles park on the grassy lot on Meridian Place, unless the church is using the lot for over flow parking.

- 9 The Church will maintain regular trash/garbage removal service, a minimum of 2 times per week The Church should provide trash cans that have lids on them
- 10 The Church or the BZA should come up with some enforcement mechanism to make sure that the conditions from the 1998 BZA Order No 16298 and these proposed conditions for BZA Case No 18599 are adhered to Perhaps an Advisory board/committee, which would include members of the community and the church

Whereas, The Church and ANC 1A have been in negotiations to try and finalize a Settlement Agreement which would have included these conditions but have not yet, to date, successfully negotiated and executed a Settlement Agreement,

Whereas, there has been some discussion about the church seeking a continuance of the July 30, 2013 hearing before the BZA, but nothing has been finalized. ANC1A does not want to miss out on its opportunity to weigh in on this very important matter as the Church is providing a much needed service to our community

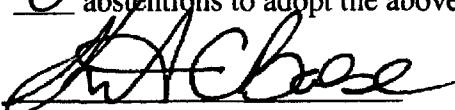
Be It Resolved That:

1. Notice be sent to the BZA that ANC 1A hereby supports Trinity AME Zion Church's request for special exception to allow a parking lot, but with certain conditions

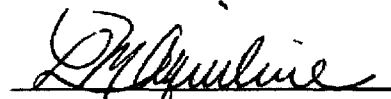
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Certification

At a regularly scheduled and publicly noticed meeting held on July 10, 2013, Advisory Neighborhood Commission 1A considered the above resolution With a quorum of 12 Commissioners present, the Commission voted with 7 yeas, 5 nos, and 0 abstentions to adopt the above resolution



Kent Boese
Chairman, ANC 1A



Laina Aquilino
Vice chair

Advisory Neighborhood Commission 1A
1380 Monroe Street, NW #103
Washington, DC 20010