GOVERNMENT OF THE DISTRICT OF COLUMBIA

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Memorandum

TO: Board of Zoning Adjustment of the District of Columbia

FROM: Ellen McCarthy, Director

DATE: February 23, 2005

SUBJECT: BZA Application #17261 – **Supplemental Report**
Brookland Union Baptist Church

APPLICATION

Pursuant to 11 DCMR § 3104.1, a special exception is requested to build an accessory parking lot (24 spaces) to serve an existing church under section 214, in the R-1-B District at premises 1419 Jackson Street, N.E. (Square 4015, Lot 30).

As stated in OP's previous report, OP believed that if the number of required parking spaces for the church is insufficient per requirements of **Section 2101**, OP believes that **Section 2108** would also need to be addressed.

SUMMARY RECOMMENDATION

To date OP has not received the information requested of the applicant to provide a complete analysis of the proposed parking lot to the Board. Therefore, the submitted application has insufficient information for OP's review and recommendation to the Board.

As outlined in OP's previous report, the applicant must provide information to show how the requested lot complies with Section 214 and how potential adverse impacts on the community would be addressed given the community's concern about the impact of the lot in the neighborhood. Further, DDOT's December 23, 2004 report stated "the design of the parking lot does not reflect the residential zoning use of the site or the character of the immediate area, and does not meet the design criteria detailed in the Zoning Regulations. Accordingly, DDOT does not support the application."

Therefore, without the necessary information, OP cannot make a recommendation to the Board.

BZA
Case No. 17261
Exhibit No. 42

Board of Zoning Adjustment
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EXHIBIT NO. 42