


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 21-14**

As Secretary to the Commission, I hereby certify that on August 24, 2021, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

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  - Robert White, Jr.

ATTESTED BY:   
**Sharon S. Schellin**  
**Secretary to the Zoning Commission**  
**Office of Zoning**

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 21-14**  
**(New Macedonia Baptist Church – Map Amendment @ Square 4220)**  
**August 24, 2021**

**THIS CASE IS OF INTEREST TO ANC 5C**

On August 24, 2021, the Office of Zoning received an application from the New Macedonia Baptist Church (the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 802 in Square 4220 in northeast Washington, D.C. (Ward 5), on property located at 2026 Jackson Street, N.E. The property is currently zoned R-1B. The Applicant is proposing a map amendment to rezone the property to the MU-4 zone.

The purposes of the R-1B zone are to: protect quiet residential areas now developed with detached dwellings and adjoining vacant areas likely to be developed for those purposes; and to stabilize the residential areas and promote a suitable environment for family life. The R-1-B zone is intended to provide areas predominantly developed with detached houses on moderately sized lots. The R-1B zone allows a maximum height of 40 feet<sup>1</sup> (3 stories); maximum lot occupancy of 40%.

The MU-4 zone is intended to: permit moderate-density mixed-use development; provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers. The MU-4 zone allows a maximum height of 50 feet; maximum lot occupancy of 60% (70% for Inclusionary Zoning [IZ]); 2.5 FAR (3.0 for IZ and 1.5 for non-residential<sup>2</sup>).

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.

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<sup>1</sup> Institutional buildings or structures may be erected to a height not exceeding 90 ft., not including the penthouse, provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than 1 ft. for each foot of height in excess of that authorized in the zone in which it is located.

<sup>2</sup> In the MU-4 and MU-5 zones, an existing building on a lot with an area 10,000 sq. ft. or less, may have a maximum density of 2.0 FAR for non-residential uses, provided the uses are located in the ground story and the story directly above the ground story. For new construction, any additional use is limited to 0.5 FAR.