



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 Subtitle Z § 406.2 and Subtitle Y § 406.2 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.:	ZC 21-14	Case Name:	New Macedonia Baptist Church
Address or Square/Lot(s) of Property:	2026 Jackson Street NE, 4220::0802		
Relief Requested:	Map Amendment from R-1B to MU-4, 2026 Jackson St. NE (Sq. 4220, Lot 802) - Ward 5		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	09 / 11 / 21	Was proper notice given?:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Description of how notice was given:	Via Webex public calendar, NextDoor, Commissioner email circulars Facebook,			
Number of members that constitutes a quorum:	4	Number of members present at the meeting:	7	

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*):

Please see the attached letter and ANC 5C07 report incorporated by reference via
commission vote at public meeting with quorum

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 full recommendation appears in the attached letter to the zoning secretary, but in summary the ANC holds that such relief is substantially inconsistent with the Comprehensive Plan for the District of Columbia adopted in 2021. Further, it adversely foretells of an intensive and substantial adverse impact upon the community, and neighbors at Jackson, and 22nd St NE. Thus, the ANC incorporates a recommendation to modify the language of the MU-4 in this instance requiring 1-for-1 parking on site equal to that of the existing use in any planned new uses.

AUTHORIZATION

ANC	5 C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5-0-0, with 1 vacancy, and 1 commissioner not voting
Name of the person authorized by the ANC to present the report:	Jeremiah Montague, Jr., Vice-Chair, Treasurer ANC 5C		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Jeremiah Montague, Jr.		
Signature of Chairperson/ Vice-Chairperson:		Date:	09-16-2021

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

ZONING COMMISSION
District of Columbia
CASE NO. 21-14
EXHIBIT NO. 14



Advisory Neighborhood Commission 5C

Government of the District of Columbia

P.O. Box 92352

September 16, 2021

Sharon S. Shellin, Secretary to the Zoning Commission
Office of Zoning,
Government of the District of Columbia
441 4th St NW, Suite 200 South
Washington, DC 20001

Re: ZC 21-14, New Macedonia Baptist Church,
Proposed Map Amendment from R-1B to MU-4, 2026 Jackson St. NE (Sq. 4220, Lot 802) - Ward 5

The ANC 5C, is providing a report to the Office of Zoning, expressing our will relating to an application to alter the existing zoning attached to the property located at 2026 Jackson St NE, square 4220, lot 802. There the applicant desires a designation permitting increasing the density of the subject lot. The commissioner in ANC 5C07 where the property exists, performed an analysis in consultation with nearby residents most greatly affected by the proposed change.

The ANC 5C, resultant of the analysis presented by Commissioner Montague, ANC 5C07, and heard before the public on September 15, 2021 in an open forum with a quorum, agrees without objection and incorporates the commissioners recommendations relating to the set-down into the full commission report. The commission recognizes and acknowledges the uniqueness of the existing use within the R-1-B associated designed for religious purposes, standing distinct from other similar applications to up-zone an existing residential property.

Further, we hold the complexity of outcomes of allowing such a change is inconsistent with Comprehensive Plan of the District of Columbia DC. Act 24-110, adopted .September 2021. This amendment to the Future Land Map remains inconsistent with the adopted plan.

Out of respect to all involved, we respectfully demand that unless the Zoning Commission can fully (100%) require the onsite inclusion of parking, occurring equal to the existing permitted use within the MU-4, by amending the MU-4, for the purposes of this type of land use conversion> This, the amended MU-4 revision will make this requirement mandatory. Without such a change, the ANC 5C cannot support the application, and demands the denial of the set-down needed for this application to proceed

Most respectfully,

Jeremiah Montague, Jr.
Vice Chair Treasurer ANC 5C
Commissioner ANC 5C07
P.O. Box 29352
Washington, DC 20090

Report of the Single Member District ANC 5C07 to the full Commission ANC 5C
On the matter of a petition for a Map Amendment, ZC 21-14
September 11, 2021

The ANC 5C07 recommends against the set down for proposed map amendment, primarily as being inconsistent with the recently adopted Comprehensive Plan for the District of Columbia. Further, such a change proposes to alter substantially the look and feel of the area, adversely affecting residents off Rhode Island Avenue NE, in areas known primarily for its suburban environment once known as Washington County, a suburb of the City of Washington. There is suggestion that a development proposal would bring 40 units with a walk up small retail component. Residents vehemently oppose this map alteration, as what comes with it will be an undeniable increase in the on street parking, where the current parking capacity to absorb more is zero. The potential is rich for a building project destined to curtail the openness, lessen the light and air, and diminish the airflow around the property, unlike the openness currently in existence.

The ANC SC07 suggests that this may be a chipping away at the R-1, a concern expressed during the recent public hearings during the development of the Comprehensive Plan. This is a stable community, but it recognizes that newcomers often alter existing structures, ignoring their significance, redefining the look and feel of and often upending the residential environment those long vested enjoy.

The proposed map amendment proposes to alter the future development of the community opening the door for others to seek such relief and changes to their benefit, but potentially creating a substantial incompatibility. Any development benefitting from this change presumes drawing upon existing infrastructure, water and power, which may experience considerable strains lacking the capacity or maxing out the capacity of what exists. Those living along Jackson Street and 22nd Streets hold that the existing vehicle parking situation is untenable. For them, the potential for adding more vehicle possessing residents and the potential for visitors sapping the little is deeply distressing and disrupting.

The argument that this is a win-win is a misnomer. The oft argument that the area is transit accessible lacks a fully appreciation that local transit, available at Thayer St, and 20th street do no benefit from the Maryland line limited service buses who do not stop there. There are local businesses who may benefit, but many residents are seniors of fixed incomes. Increasing the allowable density will forever vanquish the casual existence that the established and newbies have come to relish as a primary amenity.

Making such a map amendment, while inconsistent with the Comprehensive Plan, will require ingress and egress onto one-way streets. Using an entrance along Jackson Street will require a ramp having a blind spot. The situation would be similar on 22nd street as well. However, if one-for-one on-site accommodation occurs, as a requirement or regulatory mandate, nearby residents may be more amenable to such a change as long as it does not set into motion an escalation for such projects in the neighborhood.

Lastly, the Commissioner notes that if the Zoning up-FLUM, necessitates requiring the MU-4 be amended to incorporate a special requirement for properties converting land use from one of religious use, and its supporting infrastructure (i.e., parking spaces occupying adjoining land area must provide an equivalent, one for one, on-site parking component to offset the substantial adverse impact resulting from development. It is not whether it will happen but undeniably when. The Zoning Administrator and Zoning commission can make this change, as it is applicable in other parts of the city as well.

On August 24, 2021 via email, the ANC 5C received a petition to alter the zoning of a lot 0802 within square 4220, from designation R-1-B to MU-4. The subject lot resides within the boundaries of ANC 5C07, and thus ANC 5C, coexisting in the community of Greater Woodridge-Sherwood.

As reference, we offer the following.

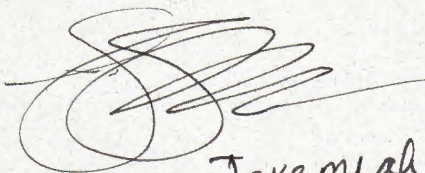
The Commissioner called a meeting of the public to conduct general discussions relating to a petition to alter the zoning on the square 4220 and lot 802. This property ownership is by the New Macedonia Church at 3200 22nd St NE, and on an adjoining lot 0803 within the same square 4220. There a structure stands whose primary use is as a religious edifice. The present church ownership seeks to sell both lots divesting itself of its long interest in the community where it had been since 1956 in one form or another. The subject lot 0802 now stands as a vacant lot (Status = retired), formerly used as a parking area for the adjacent church congregants.

The Church and adjoining property were first the Sherwood Presbyterian Church and the work products of distinguished Architect George T. Santmyers, dating to construction in 1923.

The petition's subject Square 4220, lot 0802, encompasses approximately 9,430 square feet, at the southeastern corner of Jackson and 22nd Streets NE. This lot does not connect directly to Rhode Island Avenue NE where intersected by Jackson and 22nd Streets to its northern side. The land area provides a substantial open space, allowing for an abundance of sunlight, and good flow of air, unencumber by trees. Homes nearby are mostly one or one and one-half story detached dwellings except to the multistory church structure.

With Jackson Street now on-way westward, access is restricted to a double-gated opening along Jackson Street, just off Rhode Island Avenue NE. The lot now sees little use with the congregation relocated elsewhere. Nevertheless, the community benefits greatly from the open space, even if they cannot engage it directly.

Using a dDOT estimate of standard vehicle parking space, of 9 ft. wide by 19 feet long (171 square ft.), the subject lot could host as many as 55.146 vehicles. This existing vehicle parking space arrangement permitted congregant parking reducing the adverse impacts on the neighborhood, along Rhode Island Avenue, Jackson Street, and 22nd Street NE. Accommodating this change of use, increasing density should demand and require one-for-one, on site. This would mitigate the substantial adverse impact on the existing community to continue enjoy the amenity of on-street public parking without contention.



Jeremiah Montague, Jr
Commissioner ANE 5007
9/11/2001.