

**BEFORE THE DISTRICT OF COLUMBIA  
ZONING COMMISSION**

**Z.C. CASE NO. 21-14  
PREHEARING STATEMENT**

**ZONING MAP AMENDMENT  
FROM THE R-1-B ZONE TO THE MU-4 ZONE**

**2026 JACKSON STREET, NE (SQUARE 4220, LOT 802)**

**THE NEW MACEDONIA BAPTIST CHURCH**

**CERTIFICATION OF COMPLIANCE WITH SUBTITLE Z § 401 OF THE ZONING REGULATIONS**

Pursuant to 11-Z DCMR § 401.4, the undersigned, on behalf of THE NEW MACEDONIA BAPTIST CHURCH (the “**Applicant**”), hereby certifies that the application in Z.C. Case No. 21-14, complies with the provisions of Subtitle Z § 401.1 of the 2016 Zoning Regulations of the District of Columbia (“ZR16”), as set forth below:

<b><u>Subtitle Z Subsection</u></b>	<b><u>Description</u></b>	<b><u>Page/Exhibit</u></b>
401.1(a)	Information requested by the Zoning Commission and the Office of Planning	None
401.1(b)	List of witnesses prepared to testify on the Applicant’s behalf	Exhibit A
401.1(c)	Outline of testimony	Exhibit A
401.1(d)	Additional information introduced by the Applicant	None
401.1(e)	Reduced plan sheets	None
401.1(f)	List of maps, plans, or other documents readily available that may be offered into evidence	Exhibit B
401.1(g)	Estimates time required for presentation of Applicant’s case	Cover Letter
401.3(a)	Name and addresses of owners of all Property within 200 feet of the Property	Exhibit C
401.3(b)	Names and addresses of each person having a lease with the owner for all part of any building located on the property involved in the application	None
401.8	Transportation memorandum prepared by Traffic consultant	None

*Martin P Sullivan*  


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 Martin P. Sullivan

## LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Witness testimony outlines and expert witness resume	A
List of maps, plans, or other documents readily available that may be offered Into evidence	B
List of names and addresses of property owners within 200 feet of the Subject Property	C

## **I. INTRODUCTION.**

This Prehearing Statement and accompanying documents are submitted on behalf of THE NEW MACEDONIA BAPTIST CHURCH (the “**Applicant**”), owner of the property located at 2026 Jackson Street, NE (Square 4220, Lot 802)(the “**Subject Property**”) in support of a petition (the “**Petition**”) to amend the Zoning Map of the District of Columbia (the “**Zoning Map**”) to rezone the Subject Property from R-1-B to MU-4.

The Application was filed with the Zoning Commission on August 19, 2021. See Exhibit 2 of the case record. The Office of Planning recommended the Commission setdown the application to rezone the Subject Property from the R-1-B zone to the MU-4 zone in their setdown report dated April 1, 2022 (Exhibit 25 of the case record). In its setdown report, the Office of Planning stated the proposal would not be inconsistent with the Future Land Use Map, Generalized Policy Area Map, or the Citywide and Area Elements of the Comprehensive Plan. The Office of Planning also deemed that it is appropriate for IZ Plus, and therefore recommended the Commission set down the Application for public hearing. No additional information was requested in the setdown report. The Commission considered the case for setdown at its public meeting on April 14, 2022, and, in doing so, voted to schedule the case for a public hearing. The Commission did not request additional information from the Applicant during the public hearing.

## **II. COMMUNITY OUTREACH.**

The Applicant has extensively engaged with ANC 5C, the ANC within which the Subject Property is located, as well as neighbors and community members. See Exhibits 13-17, 19, 20 of the case record. Before filing the Map Amendment, the Applicant attended the ANC 5C meeting on May 19, 2021. Since the filing on August 24, 2021, the Applicant has obtained a number of support letters and attended numerous SMD meetings (Single-Member District 5C07) and has requested to be placed on another full ANC 5C agenda.

## **III. CONCLUSION.**

This Prehearing Statement along with the original application meets the filing requirements for a contested case Zoning Map Amendment application, as required by Subtitle X, Chapter 4

and Subtitle Z of the Zoning Regulations. For the foregoing reasons, the Applicant respectfully requests that the Zoning Commission schedule a hearing on the application.

Respectfully Submitted,

*Martin P Sullivan*

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Martin Sullivan  
Sullivan & Barros, LLP  
May 6, 2022