

From: [Maria Padilla](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Berean Baptist Church Case No. 22-34
Date: Wednesday, April 12, 2023 1:41:51 PM

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To: DC Zoning Commission
From: Maria Padilla, 930 Madison St. NW, 20011

Re: Berean Baptist Church proposed rezoning, Case No. 22-34

I have reviewed documents pertaining to the zoning change requested by Berean Baptist Church located at 924 Madison St. NW, and watched the Zoning Commission meeting dated March 9, 2023.

While I have no objections to the proposed rezoning of the church from RF-1 to RA-2, I would like to enter a concern into the public record that was not addressed either in the application or the zoning meeting.

The issue is street parking. The applicant acknowledges that rezoning "will provide a substantial increase in the permitted density for residential uses," but no weight was given to the residents of Madison Street NW who already face a challenging street parking situation.

Madison Street NW is used for parking by not only the residents of Madison, but also Longfellow Street. In addition, the Emery Heights Community Center is popular and generates a high volume of daily traffic.

If the rezoning proposal may increase the permitted density, it follows that it also is likely to increase the competition for street parking on Madison Street NW.

The applicant notes, "A subsequent increase in residential dwelling units has the capability of increasing off-street parking."
Yet, the applicant gave the issue short shrift as a "hypothetical." It is not a hypothetical for the residents of Madison Street NW.

Please give the street parking issue impacting fellow DC tax-paying residents of Madison Street NW the consideration it merits and deserves. While Berean Baptist Church is a respected and established institution, it is not unusual for church goes to confront residents about parking. Please note that the church currently has 4 or 5

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parking spaces in the rear public alley that are not utilized. In fact, they are cordoned off. I'm not sure why.

With all due respect, the street parking situation requires the Zoning Commission's attention. I propose that residents of Madison Street NW be issued special resident parking permits to mitigate the heightened competition for street parking – and potential loss of quality of life – on Madison Street NW this project may cause.

The residents of Madison Street NW should garner no less respect and attention from their public officials than Berean Baptist Church.

Thank you for your attention to this issue.

María T. Padilla