



Government of the District of Columbia
Department of Consumer and Regulatory Affairs

Office of the Zoning Administrator

October 7, 2019

RC Fields & Associates Inc.
730 S Washington St
Alexandria, VA 22314

RE: 4115 Alabama Avenue, SE (Square 5367, Lot 0050) – The New Macedonia Baptist Church – PDRM Follow-Up

On July 20, 2017, a Preliminary Development Review Meeting (PDRM) regarding a proposed site plan for The New Macedonia Baptist Church took place between a representative of my office, Alex Holleman representing R.C. Fields & Associates (RCF), Andrea Spruch representing R.C. Fields & Associates (RCF), and de Raye Walker representing The New Macedonia Baptist Church. During the meeting, several zoning questions and discussion topics were presented to my office concluding with agreed upon answers and resolutions. A listing of the zoning questions, answers, and resolutions is provided below.

- 1. Given the unique shape of the project's lot, you asked my office to confirm the front, side, and rear lot lines.**

Based on information provided, I confirm that the project site contains one front, two sides, and one rear lot line. Furthermore, given the project site's corner lot configuration, it is determined that either the Alabama Ave or Massachusetts Ave fronting street lot lines could be established as the front lot line, pursuant to B, 315.3.

- 2. Given the presence of existing site improvements—e.g. buildings and parking spaces—located in the right-of-way, our office has confirmed the following:**

The existing site improvements—e.g. buildings and parking spaces—located in the right-of-way are considered nonconforming structures pursuant to C-202. No aspect of the nonconforming may be increased pursuant to C-202.2(b). However, proposed site improvements must also comply with the current regulations.

3. **You asked if the proposed project would be granted a pervious surface requirement (B-308.2) exemption per C-501.2 (b) given that the proposed building occupancy represents a value which is less than a 10% increase from the existing condition building occupancy. Also, you requested my office to confirm that the existing modular buildings located onsite can be counted towards the existing building occupancy value calculation.**

Based on our review, it is determined that an exemption from the pervious area requirement is allowable per C-501.2 (b) if the proposed building occupancy represents a value which is less than a 10% increase from the existing condition building occupancy; and, the existing modular buildings located onsite can be counted towards the existing building occupancy value calculation.

4. **You asked whether the existing onsite parking spaces located either partially or totally within the right-of-way could be counted towards the project's parking requirement and whether the church's existing additional satellite parking across Massachusetts Ave could be counted towards the project's parking requirement.**

It is determined that all of the existing onsite parking spaces—including those located either partially or totally within the right-of-way—could be counted towards the project's parking requirement. Additionally, we confirm that the church's existing satellite parking could be counted towards the project's parking requirement if the location and characteristics of the satellite parking met all applicable Zoning regulations. Furthermore, since the satellite parking is owned by the church, a shared parking agreement for the satellite parking lot is not required.

Please let me know if I can be of further assistance in regards to redevelopment of the above referenced property.

Best Regards,



Matthew Le Grant
Zoning Administrator

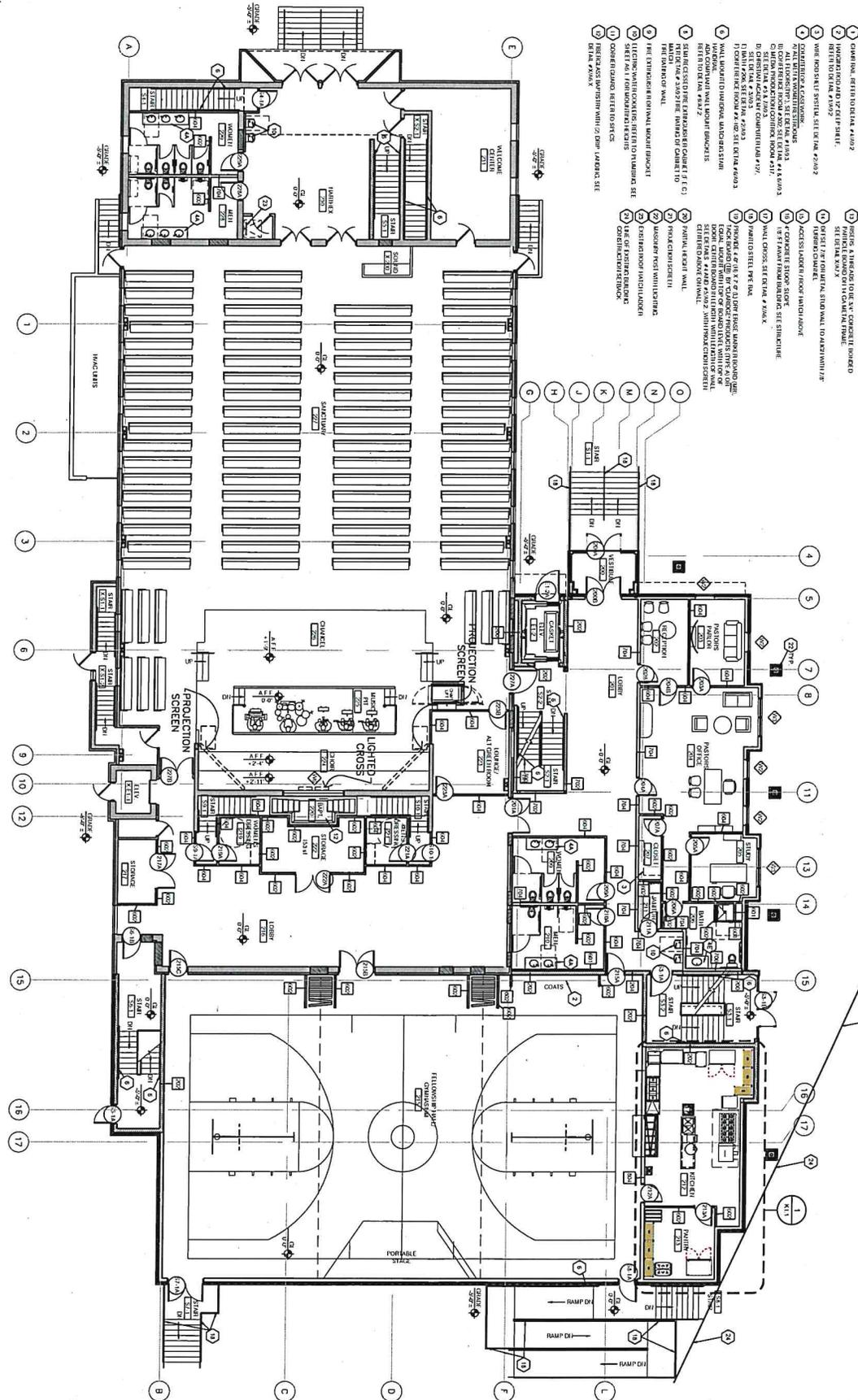
Attachments: New Macedonia Baptist Church Survey – 5.22.17
A1.1_6_21_2017
New Macedonia – Site Plan

This letter is issued in reliance upon, and therefore limited to, the questions asked, and documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is NOT a "final writing", as used in Section Y-302.1 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore, this letter does NOT vest an application for zoning or other DCRA approval process (including any vesting provision established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File Det Let re 4115 Alabama Ave SE to Holleman on 10-7-19

PLAN NOTES

- 1 CHAIRMAN OFFICE REFLECTA #1002
- 2 HONORARY CHAIRMAN OFFICE REFLECTA #1002
- 3 WALL MOUNTED STORAGE REFLECTA #2002
- 4 COMMUNICATIONS CENTER REFLECTA #1002
- 5 ALL INTERIOR WALLS TO BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" MINERAL WOOL INSULATION. SEE REFLECTA #2100 FOR FINISHES.
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- 7 WALL MOUNTED STORAGE REFLECTA #2002
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- 100 WALL MOUNTED STORAGE REFLECTA #2002



1 GROUND LEVEL FLOOR PLAN

DESIGN DEVELOPMENT	
NEW MACEDONIA BAPTIST CHURCH NEW ADMINISTRATION & FAMILY LIFE CENTER ADDITION	
4115 ALABAMA AVENUE SE WASHINGTON, D.C. 20019	
GROUND LEVEL FLOOR PLAN	
ARCHITECTURE INTERIOR DESIGN ENGINEERING	HCOO INCORPORATED
3007 FARMINGTON STREET, SUITE 100 BETHESDA, MARYLAND 20814 301/753-3377 FAX 301/753-3300	
DATE: 06/27/2007	DESIGNED BY: [Name]
DRAWN BY: [Name]	CHECKED BY: [Name]
SHEET NO. A1.1	

