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ANC 6B

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December 14, 2009

OFFICERS

Chairperson
David Garrison
Vice Chairperson
Ken Jarboe
Secretary
Kirsten Oldenburg
Treasurer
Carol Green
Parliamentarian
Neil Glick

Zoning Commission
Office of Zoning
441 4th Street, NW - Suite 220
Washington, DC 20001

Re: ZC Case # 08-06-11, Comprehensive Zoning Regulations Rewrite: Mixed & Other (Waterfront)

Dear Chairman and Board Members:

At a regularly called and properly noticed meeting on December 8, 2009, with a quorum present, ANC 6B voted unanimously (9-0) to support recommendations #2 and #3 of the rewrite and voted unanimously (9-0) to oppose recommendations #1, #4, #5, and #6.

COMMISSIONERS

SMD 1 *David Garrison*
SMD 2 *Mary Wright*
SMD 3 *Norman Metzger*
SMD 4 *Kirsten Oldenburg*
SMD 5 *Kenan Jarboe*
SMD 6 *Will Hill*
SMD 7 *Carol Green*
SMD 8 *Neil Glick*
SMD 9 *Michael Patterson*
SMD 10 *Francis Campbell*
SMD 11 *Vacant*

Boathouse Row is the only area within ANC6B to which Waterfront zoning would apply, thus the Commission reviewed the proposed recommendations as to their impact on that area. Complicating our review was the fact that Boathouse Row is not zoned at present and the recommendations did not make clear in all instances whether they would apply to all W districts. A W-0 district, as currently written, seems the most appropriate future designation for Boathouse Row.

The Commission is taking this action for the following reasons:

- Recommendation #1 – (opposed) Even though this recommendation does not apply to W-0 and a PUD is unlikely, the Commission feels that heights above the W-0 maximum of 40 feet are not appropriate to Boathouse Row.
- Recommendation #2 – (supported) The Commission feels that such criteria might be valid for Boathouse Row in the unlikely event that a PUD would be appropriate.
- Recommendation #3 – (supported) The W-0 zoning regulations already require surface parking to be subject to a special exception process and the Commission feels that this recommendation is appropriate for Boathouse Row should it not attain W-0 status.

ZONING COMMISSION
District of Columbia
CASE NO. 08-06-11
EXHIBIT NO. 4 (LETTER)

- Recommendation #4 – (opposed) The Commission is not in favor of siting any industrial facilities in Boathouse Row and it is not clear how this recommendation would impact W-0 districts.
- Recommendation #5 – (opposed) The Commission supports the concept of visual access but feels the 500 foot maximum would be quite inappropriate for Boathouse Row.
- Recommendation #6 – (opposed) The recommendation does not make clear whether a special exception process would apply to lesser setbacks for an area like Boathouse Row that may only be 100 feet wide at some points and contains small sized buildings, such as clubhouses, that could be built closer to the water.

We thank you in advance for taking our recommendations into consideration.

Please notify the Commission if you have any questions or comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "David F. Garrison".

David F. Garrison
Chair, ANC 6B

CC: Jennifer Steingasser
Office of Planning