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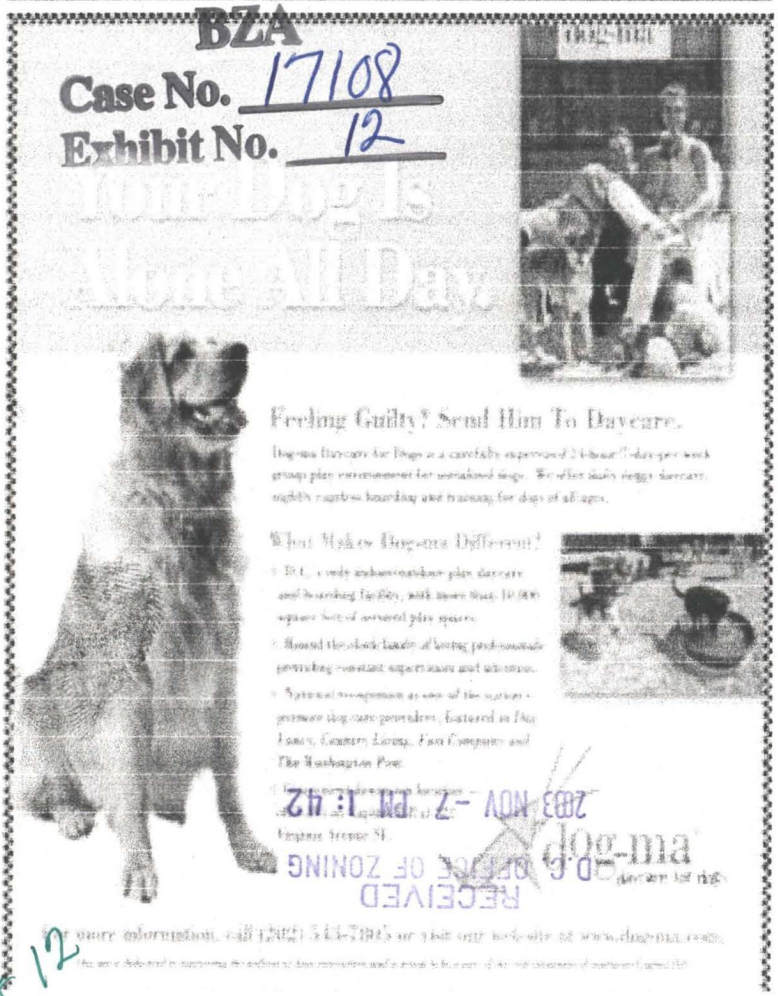
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ANC 6B GIVES NOD TO TWO HOUSING PROJECTS

by BILL VAN DEN TOORN

Joel Lawson of the D.C. planning office announced that the District will soon propose an amendment to the zoning regulations establishing a new W-O zone for waterfront parkland. Permitted uses would include playgrounds, athletic fields, gardens, and temporary markets for produce, arts, and crafts. The new zone could be used as a tool to preserve open, publicly accessible green space along the Anacostia river, among other waterfront areas.

At its February meeting, ANC 6B voted to support the designs of two housing projects that are being reviewed by the District's historic preservation office. Alger Stoneburner, the property owner, is proposing to build three townhomes at 2nd and D Streets SE, next to the Washington Sports Club, and four townhomes at New Jersey Ave. and 2nd Street SE.

The ANC voiced concern, however, about "commercial encroachment" and the possibility that the new residences would be used mainly for lobbying and entertainment purposes. The two properties, which are zoned residential, are close to the U. S. Capitol and congressional offices. In addition, the new construction at 2nd and D Streets could raise zoning issues, sources say. For one thing, the width of the three townhomes may be substandard. Also, Stoneburner has proposed adding a fourth "mezzanine" floor that could push the height of the townhomes beyond the regulatory limit. (The New Jersey Ave. homes, not yet built, are rumored to be priced at over $2 million, which, if true, would set a new record on Capitol Hill.)

As reported earlier, a mayoral committee is developing criteria for the future location of halfway houses for returning prisoners. ANC 6B adopted a resolution urging that future halfway houses be evenly dispersed throughout the city and not concentrated in certain wards and communities. The ANC also recommended that before a halfway house is located anywhere, the proposal should be subject to review and public comment and the license should be subject to renewal every two years, with a 60-day public comment period.

Aimee Occhetti of the D.C. Office of Property Management briefed the ANC on the status of the old naval hospital, the subject of a public forum that was conducted on Feb. 12 (see the News Roundup column for a report on the forum). The hospital, located at 921 Pennsylvania Ave., is owned by the federal government but maintained by the District. Except for the ANC 6B office space,

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The next ANC 6B meeting is scheduled for March 11, at 7 p.m. at 921 Pennsylvania Ave. SE.

#12

Board of Zoning Adjustment
District of Columbia
CASE NO. 17108
EXHIBIT NO. 12