District Of Columbia Government
ADVISORY NEIGHBORHOOD COMMISSION 6A
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November 11, 2002

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District of Columbia
Zoning Commission
Mr. Alberto Bastida, Secretary
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Case No. 02-22, 2nd & F Streets, NE (Zoning Map Amendment at Square 754, Lots 103-106 and 109)

Dear Secretary Bastida:

ANC 6A opposes the proposed rezoning of these lots from CAP/R-4 to CAP/C-2-A for the reasons stated below. This matter was considered at a duly noticed meeting held November 7, 2002 at Miner Elementary School. Ten of thirteen commissioners were present, constituting a quorum. Commissioners present were Hall, Pernell, Jarrell, Quigley, Harris, Fields, Nelson, Basterrechea, Ferrell and Raglin. The vote to oppose the application was unanimous.

The primary objection is to the rezoning of lots 103-106. There was no objection to the rezoning of lot 109. Reasons for the ANC's opposition included: erosion of residential property and housing stock; increase of property taxes; increase in parking needs; and the overly broad nature of the application.

While the community would like to encourage redevelopment of this long vacant property, the current proposal was considered to be the wrong solution. The Commission felt that a special exception or spot zoning of lot 109 alone would accomplish the intended goal more efficiently.

As the representative for this Single Member District, I am authorized to represent the ANC's position. I can be reached at (202) 223-4050 for additional information. We appreciate your consideration of this matter.

Sincerely,

G. Keith Jarrell
Chair, ANC 6A

ZONING COMMISSION
District of Columbia
Case 02-22
Exhibit 30

ZONING COMMISSION
District of Columbia
CASE NO.02-22
EXHIBIT NO.30