District of Columbia
Advisory Nationhood Commission 6A
PO Box 76680
Washington DC 20002

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RE: F Street Preservation Association
Petition for a Text Map Amendment
ZC-02-22

Madam Chair:

Advisory Neighborhood Commission 6A held it's regularly scheduled monthly meeting on November 7, 2002 with a quorum ten members present. Specifically, the applicant is requesting that lots 103-106 & 109 be rezoned from CAP/R-4 to C-2-A. The meeting was held at 7:00 pm at Miner Elementary School.

Issues: The current zoning provides as a matter of right residential development. The property tax classification is residential and has a lower property tax rate then property zoned commercial. The area where the zoning change is sought is within the same block to the west where the Zoning Commission approved the recent Planned Unit Development known as Station Place. Mr. Gerald N. Forsburg the consultant for the petitioner appeared before both the full ANC and our ANC6A's Zoning and Licensing Subcommittee. Mr. Forsburg indicated that a local church had purchased the property on lot 109 (201 F Street NE). Mr. Forsburg testifies that the church's plan is to develop the property (201 F St NE) into a coffee house and to accomplished that goal a map amendment changing the zoning from residential to commercial is needed to permit such an development as a matter of right. Several members from the community are concerned with the reality that those who now enjoy lower property tax rates would suffer the consequences of higher property taxes if their homes were rezoned to commercial from residential. Also members from the

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District of Columbia
Case 02-22
Exhibit 31

ZONING COMMISSION
District of Columbia
CASE NO.02-22
EXHIBIT NO.31

Nov 18 02 03:04p Gregory Ferrell 202 388-4723 p.1

community have fought back several attempts to rezone the remaining homes along 2nd street in such a manner that is currently before the Zoning Commission. Commissioner Gregory J. Ferrell suggested that a application for a special exception and zoning variances be filed by the petitioner which would isolate the property that is really the subject of this proposal in order to facilitate the churches stated intend to develop 201 F Street NE without imposing a property tax increase on the neighboring property owners. Mr. Foresburg suggested that the Office of Planning was against spot zoning. However, the history surrounding zoning in the immediate area was done in phases primarily based on proposed development plans. In 1985 this Zoning Commission enacted the Capital Interest Overly District and in 1997 the rezoning of Union Station and more recently the PUD/Zoning Map Amendment was approved February 2002(Station Place) by this Commission. The community is primarily residential to the east of Union Station. With the construction of Station Place and the anticipation that the Security and Exchange Commission will consolidate offices in the first phase of Station Place with the possibility to expand offices in the second phase; certainly with the massive increase of Federal employees and increased public use, parking and traffic conditions will alter to the detriment of the residents who live in the area. This proposed zoning change would prevent the community from considering individually further commercial business aspirations in this area, which is now residential. Currently the protection against commercial use is the current zoning regulations. However businesses can apply to the Board of Zoning and Adjustment for relief that provides a means of protection and comfort for the community and an avenue for businesses to operate in residentially zoned areas.

The community is not willing to waived their right to weight in on prospective business operators requirement to apply for relief through the Board of Zoning and Adjustment if they desire to move in the community and conduct business within a residentially zone area. If this petition is approved certain businesses will be able to operated as a matter of right

notwithstanding the communities concerns with congestion from increase traffic and further parking problems that will and has occurred during the construction phase of Station Place.

The proposed development by the church at 201 F Street NE has no opposition and the community would support the petitioner if an application were filed with the Board of Zoning and Adjustment for the required and necessary relief in order to move forward with the development of 201 F Street NE only.

Property owners whose property is now assessed at a lower rate would be subjected to a higher commercial rate for the sole propose to advance the development of 201 F Street NE is absolutely unacceptable when there are other alternatives to achieve that objective. Residents who have lived in that community for over 25 years such as former ANC Commissioner and Commissioner Elect Karen Wirt expressed concerns both before the full ANC and the ANC Zoning and Licensing Subcommittee. Commissioner Keith Jarrell the SMD representative also shared his opposition base on the same lines of reasoning along with Ms. Wirt who both opposed the petition based on the above issues. ANC 6A with ten members present voted unaniously to opposed the petitioner's request for a Map Amendment and Zoning change for the above-mentioned reasons. Commissioner Daniel M Pernell III was the presided Chair of the November 7, 2002 ANC 6A meeting.

Respectfully Submitted,

Daniel M. Pernell III
Vice Chair ANC 6A

Gregory J. Ferrell
Chair ANC6A Z& L
Subcommittee