



COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20001

February 6, 2006

Carol J. Mitten
Chairman, District of Columbia Zoning Commission
Office of Zoning
One Judiciary Square
441 – 4th Street, N W
Suite 210-S
Washington, D C 20001

#06-07

RECEIVED
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2006 FEB - 6 PM 1:02

Dear Chairman Mitten

Please find attached an Emergency Petition to amend the District of Columbia Zoning Map, filed by Ward 4 residents who live in, and immediately adjacent to, the area covered by the Petition. The Petitioners ask that this matter be agendaized and heard at the Zoning Commission's February 13th public meeting.

Given that the proposed change would make the zoning more consistent with the District's Comprehensive Plan, I am writing in full support of this Petition.

The Petitioners seek an emergency set-down of the current C-2-A Zone on the west side of Georgia Avenue, N W, lowering that zoning to R-3 from the alley between Hamilton and Ingraham Streets, N.W. to Jefferson Street, N W., except for the lots which front on Georgia Avenue. The Petition, therefore, includes Lots 73 and 74 in Square 2930, and Lots 48, 49, 94, 77, 78, and 79 in Square 2931. The Petition does not include Lots 38 and 803 in Square 2930 or Lots 810, 811, 907, 801, 803, and 47 in Square 2931, which front on Georgia Avenue. The R-3 zoning sought is in conformity with the surrounding residential neighborhood to the west of Georgia Avenue and follows the tenets of the Comprehensive Plan.

The residents filing this Petition seek a waiver from the Office of Zoning (OZ)'s application requirement for a surveyor's plat. Instead, they ask that the OZ accept the Square and Lot description above and on the Petition, and the attached map showing the area covered by the Petition.

The residents understand that the Office of Planning (OP) is currently working on the report required under Section 3011.1 of the Zoning Regulations, which should be supplied to the OZ shortly.

ZONING COMMISSION
CASE No. 06-07
District of Columbia
EXHIBIT No. CASE NO. 06-07
EXHIBIT NO.1

Carol J Mitten
February 6, 2006
Page Two

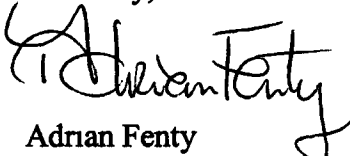
The Petitioners feel this emergency action is necessary because commercial development along the Georgia Avenue corridor is now beginning to intrude into the residential neighborhoods to the west of Georgia Avenue. The wide swath of C-2-A zoning along Georgia is now beginning to be used to facilitate, not just commercial-level development along the avenue, but also commercial-level activity in the adjacent neighborhoods. Specifically, on Ingraham Street, a large project, out of scale with the current low-level buildings there, is being contemplated. The Petitioners fear that if this development, fronting not on Georgia Avenue, but on the low-scale side street, proceeds, other, similar, out-of-scale development will follow. The Petitioners seek to keep the commercial-scale development in, and coming to, their neighborhood focused on, and fronting on, Georgia Avenue, and not on side streets.

The zoning change the Petitioners seek is in conformity with the Comprehensive Plan's focus on economic development on Georgia Avenue in Ward 4, with the assurance that new development will not produce negative impacts on surrounding residential areas, is responsive to community concerns, and enhances the low-density character of stable neighborhoods. Additionally, the changes proposed would make the zoning more consistent with the Comprehensive Plan's emphasis on promoting residential-moderate to residential-low density buildings to the west of Georgia Avenue in the area north of Hamilton Street, N.W. See Chapter 15, the Ward 4 Plan, at Sections 1501, 1528, and 1529, and the Comprehensive Plan's Planned Land Use Map.

I am pleased to support this Petition. Although I recognize and appreciate the importance of appropriate commercial development along Georgia Avenue, I am concerned about over-development encroaching on our residential neighborhoods. I feel the District must carefully balance protecting our stable residential neighborhoods with the need for new development, and I believe that this Petition achieves that balance.

I look forward to the Zoning Commission's careful consideration of this Petition, and stand ready to assist the Commission as this case moves forward.

Sincerely,



Adrian Fenty
Councilmember, Ward 4

cc. Office of Planning
Petitioners

AMF/tp

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

**Petition
APPLICATION TO AMEND THE ZONING MAP**

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
<u>2930</u>	<u>73 and 74</u>	<u>C2A</u>	<u>R-3</u>
<u>2931</u>	<u>48, 49, 74, 77, 78, and 79</u>	<u>C2A</u>	<u>R-3</u>

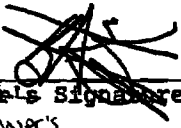
Address or description of the premises:

West side of Georgia Avenue, N.W., from the alley between
Hamilton and Ingraham Streets, N.W., to Jefferson - lower the
current C-2-A zoning to R-3, not including lots fronting
on Georgia Avenue.

Area of the Site: _____ square feet or acres: _____

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.


Owner's Signature
Petitioner's

2/6/06
Date

Barry Stuber
Owner's Printed Name
Petitioner's

Person(s) to be notified of all actions:

Harold Brooks
Name

(202) 529-9272
Telephone Number

1215 Hamilton Street, N.W.
Address

Washington, D.C.
City

20011
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____

Z.C. Case No. _____

See Attached for
additional
petitioners

**Zoning Commission of the District of Columbia
Petition to Amend the Zoning Map**

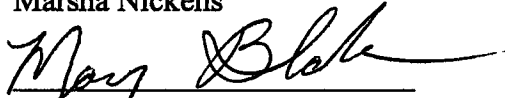
Petition to Lower zoning on the west side of Georgia Avenue from the alley between Hamilton and Ingraham Streets, N W , to Jefferson Street, N.W , not including lots fronting on Georgia Avenue, N W

Additional Petitioners:



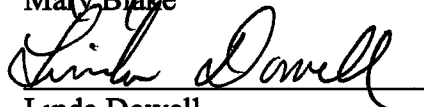
Marsha Nickens

2/6/06
Date



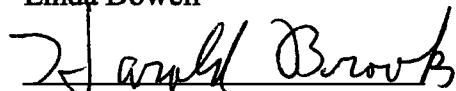
Mary Blake

2/6/06
Date



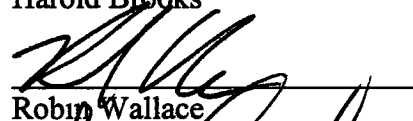
Linda Dowell

2/6/06
Date



Harold Brooks

2/6/06
Date



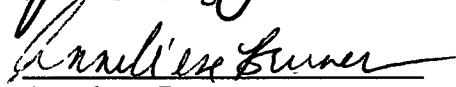
Robin Wallace

2/6/06
Date



Janita Cunningham

2/6/06
Date



Anneliese Bruner

6 Feb 06
Date

Additional Persons to be notified of all action:

Eric Black
1210 Gallatin Street, N W.
Washington, D.C. 20011
(202) 722-7713

Robin Wallace
1220 Gallatin Street, N.W.
Washington, D C 20011
(240) 372-9637

Barry Student
1208 Ingraham Street, N.W.
Washington, D.C. 20011
(202) 234-3996

Janita Cunningham
1223 Ingraham Street, N.W
Washington, D C 20011
(240) 395-3217

Marsha Nickens
5113 – 13th Street, N W
Washington D C 20011
(202) 882-9528

