



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



July 16, 2007

Sharon S. Schellin
Secretary to the Zoning Commission
441 Fourth Street NW, Suite 210S
Washington, DC 20001

Re: ANC 6A Petition for Text Amendment to H Street NE Commercial Zone Overlay District

Dear Ms. Schellin,

At a regularly scheduled and properly noticed public meeting on July 12, 2007, our Commission voted 8-0-0 (with 5 Commissioners required for a quorum) to petition the Zoning Commission to adopt a text amendment to the H Street NE Commercial Zone Overlay District ("HS Overlay") that would prevent petitions for map amendments as part of a Planned Unit Development (PUD) application. We believe that this amendment will help preserve the scale and character of H Street NE and further the goals of the H Street NE Strategic Development Plan.

The proposed text amendment addresses the due process concerns voiced by the Commission as part of our April petition (ZC Case 07-10). The new petition preserves an applicant's right to file for a map amendment or an application for a PUD, by only directing that these two filings must be performed separately. Separating these two processes benefits the community because it prevents spot upzonings through the PUD process, which helps preserve the "scale, character and prevalent existing uses" in a NC Overlay District. In addition, ANC 6A believes that the proposed text amendment will have the practical benefit of reducing rampant land speculation in the Western End of the H Street Corridor that is preventing the rehabilitation of existing structures and retarding the H Street's economic development.

Drew Ronneberg is the person authorized to represent ANC 6A for this petition and the authorization includes the power of the agent or representative to bind the person in the case before the Zoning Commission.

On behalf of the Commission,

David Holmes
Vice Chair, Advisory Neighborhood Commission 6A

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CASE NO. 07-10
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