

ANC 6B

Capitol Hill / Southeast

921 Pennsylvania Ave SE
Washington, DC 20003
202.543.3344
FAX 202.543.3507

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Zoning Commission
Office of Zoning
441 4th Street, NW - Suite 220
Washington, DC 20001

Re: ZC Case #08-06-5, Comprehensive Zoning Regulations Rewrite: Commercial Zones

Dear Chairman and Board Members:

At a regularly called and properly noticed meeting on November 12, 2008, with a quorum present, ANC 6B voted unanimously (8-0) to withdraw its opposition to the above rewrite. However, the Commission takes a position of not opposing the proposal while it does have the following concerns and recommendations:

On Recommendation 1, the Commission supports the concept of local tailoring. Depending on how it is carried out, the Commission could also support in concept the idea of melding overlay areas with base zoning. However, the Commission reserves judgment on the details until it can be demonstrated how the local tailoring approach would be applied.

On Recommendation 2, the Commission reserves judgment. While the concept sounds interesting in theory, there may be many practical difficulties when it comes to implementation.

On Recommendations 3 through 7, the Commission generally supports requiring ground floor retail and flexibility. The Commission is also generally in favor of design standards. However, the Commission would like to see how these requirements and standards interact with requirements of historic preservation for both buildings in the historic district and historic buildings outside of the historic district.

The Commission hopes that a mechanism can be worked out that provides timely information to the ANCs as to the final substance of the Office of Planning's request to the Zoning Commission.

Please notify the Commission if you have any questions or comments.

Very truly yours,

Julie Olson
Julie Olson

Chairperson

ZONING COMMISSION
District of Columbia

ZONING COMMISSION
District of Columbia
CASE NO. 08-06-5
EXHIBIT NO. 17

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