

Abigail C. Nichols
Advisory Neighborhood Commissioner 2B05
1325 18th Street NW, Apartment 803
Washington, DC 20036
Abigail_Nichols@Hotmail.com
Phone 202/331-9757

**Comments in response to the August 18, 2015 notice
of proposed rulemaking: Zoning Regulations Review**

Gentlepeople of the Office of Planning,

Allow more time for this review.

The time frame for commenting on these extensive, controversial regulations is too short. Neighborhood groups and ANC's simply cannot study, organize, and reach consensus on regulations in six weeks. So much work has been done. Please allow the needed time for the citizens of the District to understand that is being done.

I am embarrassed that my own comments are so narrowly focused on alcohol service.

Thank you for correcting the earlier draft of regulations so that the possibility of retail alcohol service is no longer proposed for the new MU-15 zone.

I understand that areas of the District to be covered by the new MU-15 zone are those now in SP-1 zones and that under the General Use Provisions found at Title II Chapter 5, alcohol retail is neither a matter of right use nor a special exception use. Please correct me if I have misunderstood.

The residents of the Palladium at 1325 18th St are by law protected from disruption of our "peace, order, and quiet," because the SP-1 zone in which we live is considered a residential zone for the purpose of alcohol regulation, but we are not protected. As I testified in April 2014, the process of protecting residents under existing alcoholic beverage control law, regulations, and procedures is exhausting to residents and ineffective. Do not expand the threat to residence by opening up our own blocks to the possibility of alcohol licenses.

Thank you.

Abigail C. Nichols
Advisory Neighborhood Commissioner, ANC2B05