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Chairman Anthony Hood
Zoning Commission
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

RE: Comments on ZRR Case No. 08-06A -Proposed Title 11 DCMR – Zoning

Dear Chairman Hood,

We write as residents of an R-1-B neighborhood in the District of Columbia to oppose the proposed changes to the zoning regulations that would eliminate many of the diplomatic overlay provisions and make it far easier for chanceries to locate in residential zones. Chanceries are an office use and their location in a residential neighborhood can have a dramatic negative effect on the character of the neighborhood, particularly traffic, parking and noise. Many of those of us who opted to purchase property in DC relied on the current regulations, which provide some protection in this regard.

Specifically, we object to permitting chanceries to locate in any block where the percentage of institutional use is at least 33%. Even more significantly, we also object to permitting churches and schools, which are permitted to locate in residential zones as of right, to be included in that percentage calculation. We live in a residential neighborhood with many long-standing religious and educational institutions. A few of these institutions individually occupy more than 33% of their block. The existence of a single, sizeable church, or indeed any religious institution or school, should not permit the entire residential character of the block to be dismantled.

ANC 3C, the ANC having jurisdiction over our neighborhood, passed Resolution 2014-13 calling for revision of these proposed provisions, available at http://anc3c.org/?wpfb_dl=255. We urge the Zoning Commission to make the changes requested by the ANC for the protection of the District's residential neighborhoods.

Thank you for your consideration of these comments.

Yours very truly,

S/ Robert C. McDiarmid, Frances E. Francis

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