

57 Observatory Circle, N.W.
Washington, DC 20008
September 25, 2015

By Email: zcsubmissions@dc.gov

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:

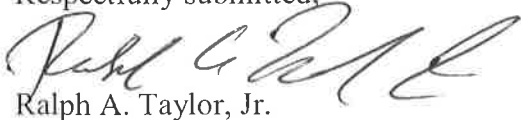
I am a resident of an R-1-B neighborhood in the District of Columbia. I am writing to oppose the proposed changes to the zoning regulations that would eliminate many of the diplomatic overlay provisions and make it far easier for chanceries to locate in residential zones. Chanceries are an office use, and their location in a residential neighborhood can have a dramatic negative effect on the character of the neighborhood, particularly with respect to traffic, parking, and noise.

Specifically, I object to permitting chanceries to locate in any block where the percentage of institutional use is 33% or more. I 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. I live in a residential neighborhood with many long-standing religious 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 institutions, should not permit the entire residential character of the block to be dismantled, especially when religious institutions typically only produce traffic and parking issues for short periods of time on weekends.

ANC 3C, the ANC having jurisdiction over my neighborhood, passed Resolution 2014-13 calling for revision of these proposed provisions; a copy of that resolution is attached. I urge the Zoning Commission to make the changes requested by the ANC for the protection of the District's residential neighborhood.

Thank you for your consideration of these comments.

Respectfully submitted,



Ralph A. Taylor, Jr.

Encl.

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK MASSACHUSETTS AVENUE HEIGHTS MCLEAN GARDENS • WOODLEY PARK
<i>Single Member District Commissioners</i> 01-Lee Brian Reba * 02-Gwendolyn Bole * 03-Jeffrey Kaliei 04-Richard Steacy * 05-Margaret Siegel * 06-Carl Roller 07- Victor Silveira * 08-Catherine May * 09-Nancy MacWood	3601 Connecticut Avenue, NW Suite L-06 Washington, DC 20008 Website http://www.anc3c.org Email all@anc3c.org

ANC 3C Resolution 2014-013

Regarding Zoning Regulation Rewrite Elimination of the Diplomatic Overlay

WHEREAS, the Zoning Regulation Rewrite (“ZRR”) would eliminate the Diplomatic Overlay which has directed where chanceries can locate and instead will permit chanceries in residential neighborhoods by special exception; and

WHEREAS, the special exception process likely will result in more widespread location of chanceries in residential neighborhoods which currently have no chanceries and,

WHEREAS, chanceries would introduce office or commercial use of a residential property in a residential neighborhood and would result in diminishing the residential character of the neighborhood; and

WHEREAS, chanceries that serve a regional, if not larger, geographic area impose a significant burden of non-residential use on a residential neighborhood by increasing traffic, increasing demand for parking and increasing frequency of large events; and

WHEREAS, chanceries are not comparable to the neighborhood-serving institutions that are allowed to exist in a residential neighborhood as either a matter of right, such as religious institutions and public schools, or other institutions, such as private schools or community groups, which are allowed to exist by special exception; and

WHEREAS, the applicable provisions of the ZRR as currently proposed could be interpreted to mean that once a residential square has a religious use, educational use or other institutional use (which per ZRR will have an expanded meaning) approved by special exception, the remainder of the square could be further concentrated with additional non-residential use; and

WHEREAS, there is apparently no up to date map of the squares which meet the current threshold of 33% square occupancy by institutional uses:

BE IT RESOLVED that ANC 3C urges the Zoning Commission to recognize that chanceries are office uses that are most appropriate in commercial zones that have good access to public transportation since chanceries are office uses that serve a large regional area; and

BE IT RESOLVED that ANC 3C does not support

- allowing chanceries to locate, even by special exception, in low density residential zones where this type of use is in conflict with current permitted uses, including those by special exception;
- allowing the existence of schools or religious institutions or community-based uses to form the foundation for the introduction of chanceries into residential neighborhoods.

BE IT THEREFORE RESOLVED that ANC3C supports the concept of increasing the percentage of institutional uses in a square to 50% as the base for considering adding a chancery to that square, if the Zoning Commission decides that chanceries should be allowed in some residential zones; but we are using the Office of Planning's proposed definition of institution in this instance which does not include schools or religious institutions; and

BE IT FURTHER RESOLVED that ANC3C recommends that the Zoning Commission request a map of the diplomatic overlay to determine where chanceries are currently located and also a map showing where the new square criteria and broader permission would allow new chanceries to locate; and

BE IT FURTHER RESOLVED that ANC3C recommends that institutions that are allowed to exist in a residential neighborhood either by matter of right or by special exception should not count toward the proposed 50% threshold for square occupancy; and

BE IT FURTHER RESOLVED that this Resolution will be submitted to the Zoning Board as an additional comment from ANC3C on the ZRR; and

BE IT FURTHER RESOLVED that the Commissioner of ANC3C08, the Chair or their designee is authorized to represent the Commission on this matter.

Attested by



Carl Roller

Chair, on April 21, 2014

This resolution was approved by roll call vote of 7-0 on April 21, 2014 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.