



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 5B

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November 19, 2013

OFFICERS

Shirley Rivens Smith
Chairperson

Carolyn C. Steptoe
Vice Chairperson

Shirley Rivens Smith
Treasurer

Michael Morrison

Ursula Higgins
Correspondence Secretary

Jenese L. Jones
**Parliamentarian/
Recording Secretary**

SENT VIA ELECTRONIC MAIL

Director Harriet Tregoning
D.C. Office of Planning
1100 4th St., SW, Ste E650
Washington, DC 20024

Anthony Hood, Chairman
D.C. Zoning Commission
441 4th St., NW, Ste 200S
Washington, DC 20001

Chairman Phil Mendelson
D.C. City Council
1350 Pennsylvania Ave., NW, Ste. 504
Washington, DC 20004

COMMISSIONERS

5B01 Shirley Rivens Smith
5B02 Ursula Higgins
5B03 Michael Morrison
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ADVISORY NEIGHBORHOOD COMMISSION 5B RESOLUTION PER THE DC ZONING REWRITE PROCESS AMENDING THE BOARD OF ZONING ADJUSTMENT RULES TO REQUIRE A SPECIAL EXCEPTION FOR “BIG-BOX” COMMERCIAL DEVELOPMENTS

Dear Director Tregoning, Chairman Hood and Chairman Mendelson:

At its regular monthly community meeting held October 23, 2013, Advisory Neighborhood Commission 5B (“ANC 5B” or “the Commission”) considered the above-referenced Resolution per the D.C. Zoning Rewrite Process.

With four of the four current commissioners present at this duly noticed, public meeting, a quorum was declared wherein ANC 5B voted unanimously (4-0) to submit comments to the *D.C. Zoning Rewrite Process on The Board Of Zoning Adjustment Rules To Require A Special Exception For “Big-Box” Commercial Developments*.

WHEREAS, the DC Zoning Regulations list a series of commercial and residential development project types and uses which have a unique impact on DC’s neighborhoods (DCMR 11-3104); and

WHEREAS, currently there does not exist a special exception requirement for commercial retail stores that are 75,000 square feet or greater (“Big-Box Stores”) despite the unique impacts these big-box stores propose for any given DC neighborhood; and

ZONING COMMISSION
District of Columbia
CASE NO.08-06A
EXHIBIT NO.370

WHEREAS, big-box stores cause a disproportionate adverse impact on traffic within their vicinities since they tend to attract larger crowds from a broad geographical area than a typical retail store; and

WHEREAS, the larger size big-box stores are often out-of-scale compared to neighboring stores; and

WHEREAS, without a special exception requirement for big-box stores, these developments are considered “Matter-of-right” and thus DC residents and ANC’s are not afforded any public review and approval process to weigh the costs and benefits of big-box stores to the community;

NOW, THEREFORE, BE IT RESOLVED that ANC 5B approved the foregoing *Advisory Neighborhood Commission 5B Resolution Per The DC Zoning Rewrite Process Amending The Board Of Zoning Adjustment Rules To Require A Special Exception For “Big-Box” Commercial Developments*.

ANC 5B requests “great weight” from D.C. Zoning and D.C. Office of Planning be accorded the foregoing ANC 5B Resolution.

Sincerely,

/s/

Shirley Rivens Smith
Chairperson, ANC 5B

/s/

Ursula Higgins
Correspondence Secretary, ANC 5B