

ZC Case No. 08-06A

Subtitle X, Chapter 4, Applications for Amendment to Create a New Zone

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I applaud and fully support the inclusion of a special chapter providing for the creation of additional customized zones. This is perhaps the single most important provision in the ZRR, for it recognizes that while city-wide zoning rules are essential as a default position, they may not be appropriate for every neighborhood in the city-wide zone.

While I strongly support the intent of X400, I offer the following suggestions for improving its wording:

1. A preamble to Section X400 might be added which would encourage the creation of a new zone for any neighborhood which meets the requirements of this Chapter. A customized neighborhood zone should be given preference over a city-wide zone whenever the requisite super-majority of the neighborhood supports the creation of a separate customized zone.
2. Something might be added about the format of customized zone proposals, to whom they should be submitted, and the time frame for review and comment before the proposals are forwarded to the Commission for consideration. A customized zone may be essential to protect the character of a neighborhood,

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