



# ADVISORY NEIGHBORHOOD COMMISSION 4C

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Joseph Martin  
Chair  
SMD 4C09

September 17, 2008

Ronald Bland  
Vice Chair  
SMD 4C03

Mr. Anthony J. Hood  
Chairman  
Board of Zoning, Suite 210  
441 4th Street, N.W.  
Washington, D.C. 20001

Shanel Anthony  
Treasurer  
SMD 4C07  
Kevin Hummons  
Secretary  
SMD 4C10

Re:  
Dee Taylor-Jolley Z.C. Case No. 08-09  
SMD 4C01

Damian Nickens  
SMD 4C02

The ANC4C Resolution that was adopted on April 8, 2008, accurately sets forth the bases for Commission's support for extending the 16th Street heights Overlay District to include squares and portion of squares 2708 through 2718.

Maggie Biscarr  
SMD 4C04

The most recently approved District of Columbia Comprehensive Plan describes the Rock Creek East Area Element as an attractive residential community containing many stable low and moderate density neighborhoods. The objective of the Plan is to keep such neighborhoods stable, healthy and attractive. To that end, property owners want and seek to retain the residential character, appearance and historical continuity of their community. However, over the past several years, neighborhood after neighborhood have experienced the conversion of residential housing to nonresidential uses. R-1-A and R-1-B zoned properties have been particularly vulnerable to conversion to nonresidential use because of larger than average property footprint. Certainly nonresidential use facilities have a place in residential neighborhoods, however, such facilities should not overwhelm low to moderate residential neighborhoods to the extent that the character, appearance and quality of life of the residents are diminished.

In the instant situation that gives rise to the request to extend the 16th Street Heights Overlay District, a property that contained two residential type structures but were used for nonresidential and residential purposes were razed and now the property is a vacant lot. It is proposed to construct a 33,000 square foot facility with underground and surface parking and a 105 foot spire. The proposed new facility will be used exclusively for nonresidential purposes. This change is clearly not consistent with the design of low to moderate density neighborhoods with respect to scale and densities of adjacent properties. From a broad overview perspective, the continued conversion of residential properties to non residential use facilities in this area will have an adverse impact on immediate and nearby single family neighborhoods.

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ZONING COMMISSION  
District of Columbia

201 K Street, N.W.

CASE NO. 08-09

EXHIBIT NO. 25

RECEIVED  
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2008 SEP 19 PM 12: 11

On behalf of ANC4C, it is requested that the Board of Zoning give great weight to the Commission's Resolution of April 8, 2008, and its' position paper submitted in connection with this case.

Sincerely;



Ronald P. Bland, SMD4C03  
Vice Chair, ANC4C



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Dee Taylor-Jolley  
SMD 4C01

Damian Nichols  
SMD 4C02

Maggie Biscarr  
SMD 4C04

Louis Wessel  
SMD 4C05

Kelita Boyd  
SMD 4C06

Timothy Jones  
SMD 4C08

### ANC 4C Resolution on the 16<sup>th</sup> Street Heights Overlay District

**ADOPTED: April 8, 2008**

At a properly noticed and quorumed meeting of Advisory Neighborhood Commission 4C held on Tuesday, April 8, 2008, a resolution was presented by Commissioner Joseph Martin, SMD09, seconded by Commissioner Ronald Bland, SMD03, and voted six to one by the Commission to adopt the following resolution of the Commission:

**WHEREAS**, the community bounded by the area – Colorado Avenue on the North to Decatur on the South and 13<sup>th</sup> Street on the east and 16<sup>th</sup> Street on the West - is seeking the support of the ANC4C to be included in the 16<sup>th</sup> Street Heights Overlay District;

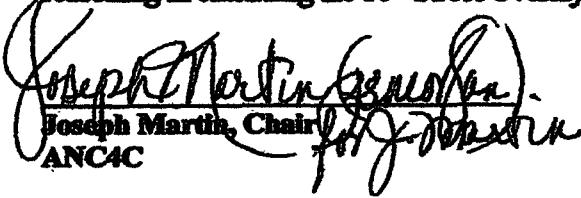
**WHEREAS**, the number of non-residential facilities continues to increase at an alarming rate with a domino effect resulting in residential housing being marketed targeting non-residential uses and the drop in housing;

**WHEREAS**, the area has witnessed a significant conversion of residential housing which has resulted in approximately 50 non-residential facilities in the community;

**WHEREAS**, the District of Columbia Executive Branch and Councilmembers have identified the number of non-residential uses and the conversion of houses to these uses as a serious planning and enforcement problem for more than ten (10) years;

**WHEREAS**, over a period of years, approximately one in every ten (10) houses has been converted to a non-residential use – much higher than any other R-1 Zoned neighborhood;

**THEREFORE, BE IT RESOLVED** on this April 15, 2008, that Advisory Neighborhood Commission 4C supports the 16<sup>th</sup> Street Heights Collaborative and their reasoning in extending the 16<sup>th</sup> Street Overlay to protect neighborhood character.



Joseph Martin, Chair  
ANC4C



Kevin Hummons, Secretary  
ANC4C

cc:     Mayor Adrian Fenty  
          Councilmember Muriel Bowser  
          Office of Planning  
          Board of Zoning Adjustment

Vincent Gray, Council Chair  
All other DC Councilmembers  
Office of Zoning