

ZC #10-19: Rezoning the Eastern End of the H Street NE Corridor

ZONING COMMISSION
District of Columbia

CASE NO. 10-19

EXHIBIT NO. 7

Drew Ronneberg and Andrew Hysell
ANC 6A Representatives
November 1, 2010

Before the Zoning Commission

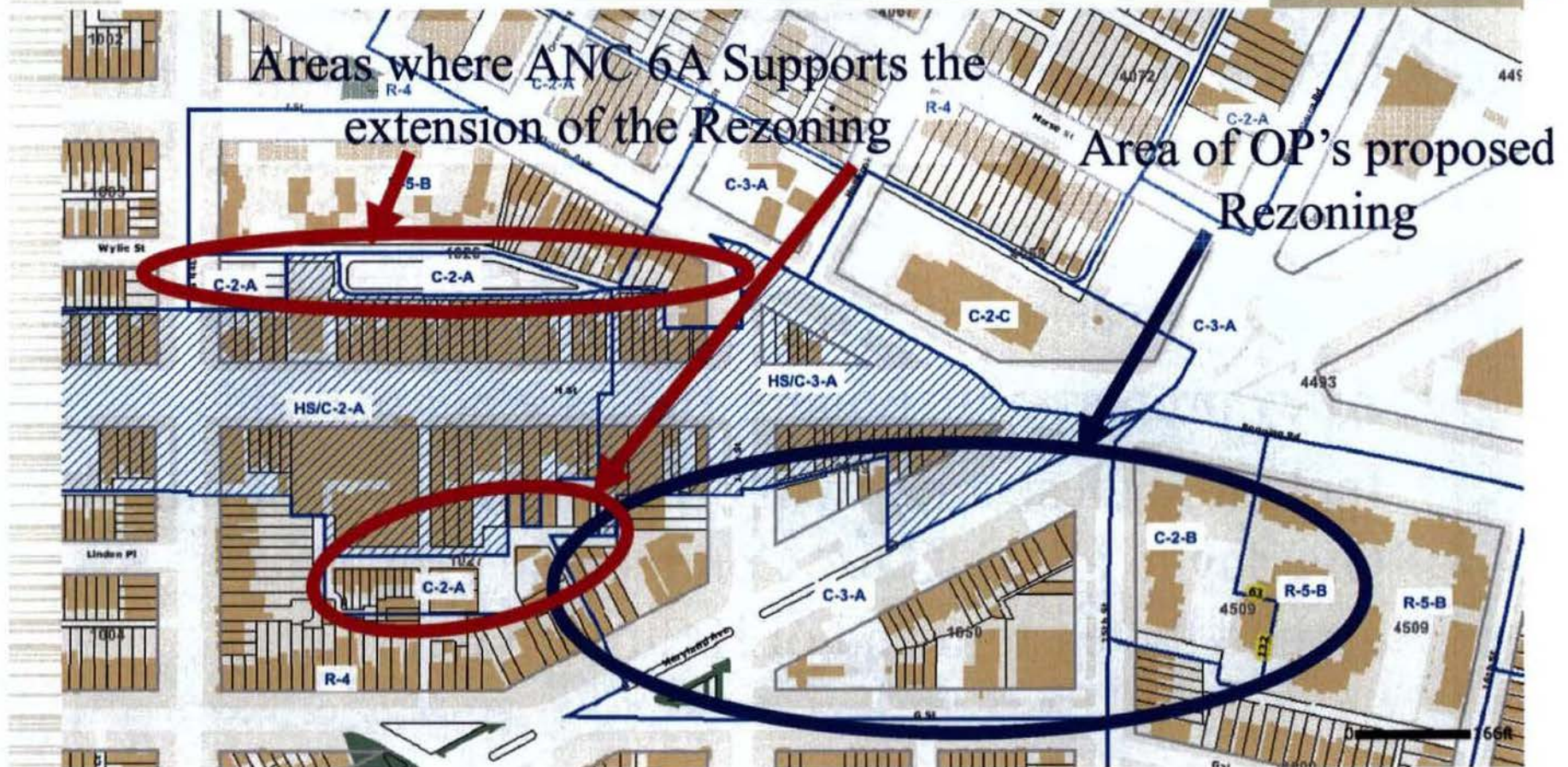
Benefits of the Proposed Rezoning

- ◆ Expanding the boundaries of the H Street Overlay will extend the Overlay's protections to properties that are currently not subject to the Overlay.
- ◆ Downzoning some lots from C-3-A to C-2-A will insure commercial development is more compatible with the height and massing of the surrounding R-4 zoned residential neighborhood.
- ◆ Rezoning portions of Square 2409 from commercial to residential better reflects current development and the intent of the Comprehensive Plan.

ANC 6A Requests the Rezoned Area to be Enlarged

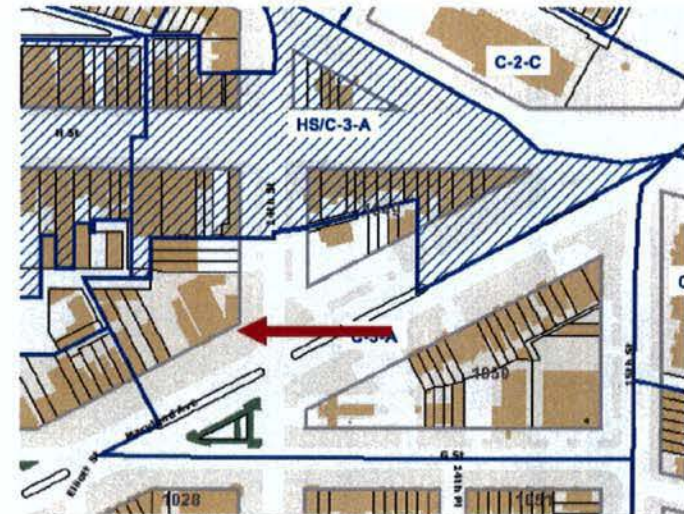
- ◆ OP's rezoning request still leaves some commercial areas at the eastern end of H Street NE outside of the Overlay
- ◆ 3 small areas on Square 1026 are not included
- ◆ Alley properties in Square 1027 are not included
- ◆ Including these areas will bring the benefits of the Overlay to all ANC 6A Commercial Properties around the eastern end of H Street NE

Zoning around the Eastern End of H Street NE

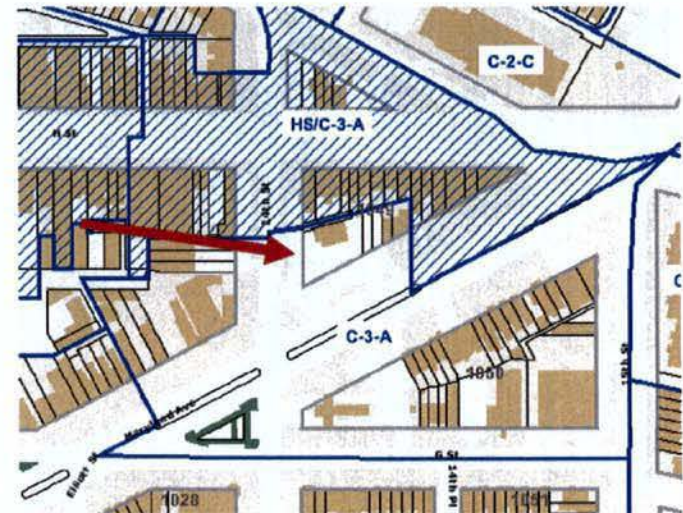
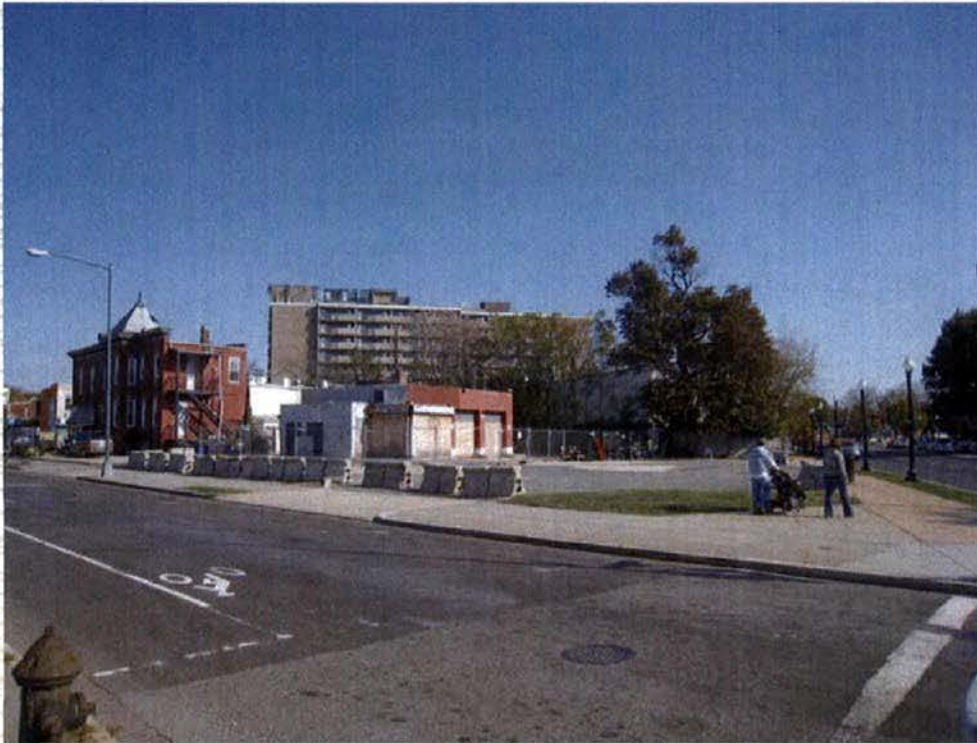


Representative Views in the Area Covered by the OP Requested Rezoning

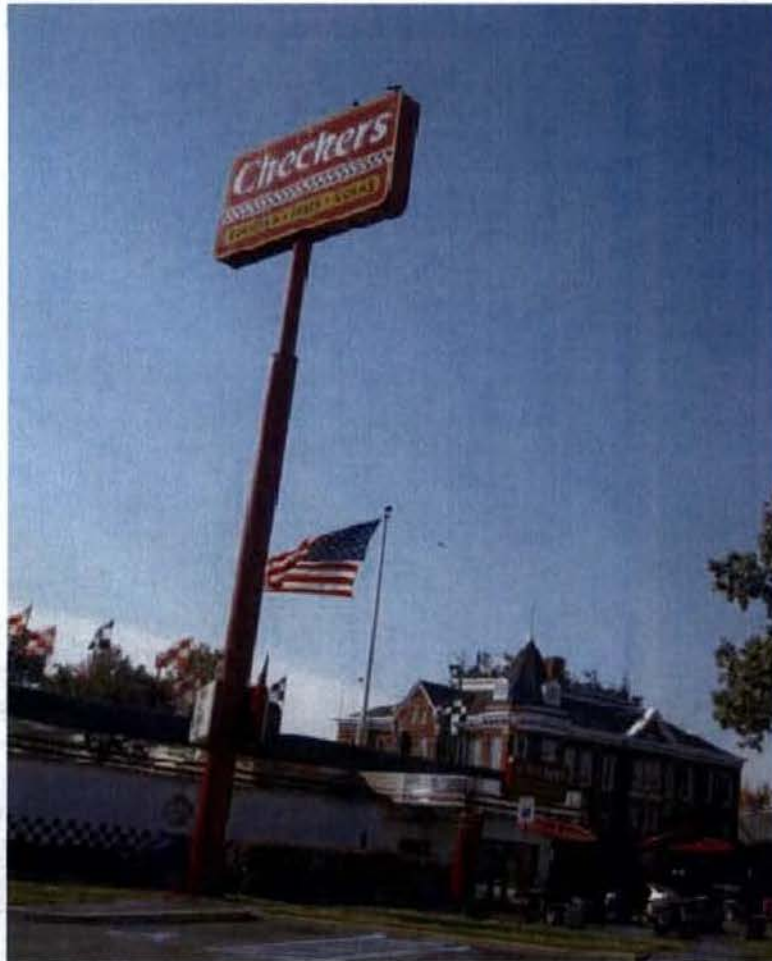
View of 1348 Maryland Ave NE



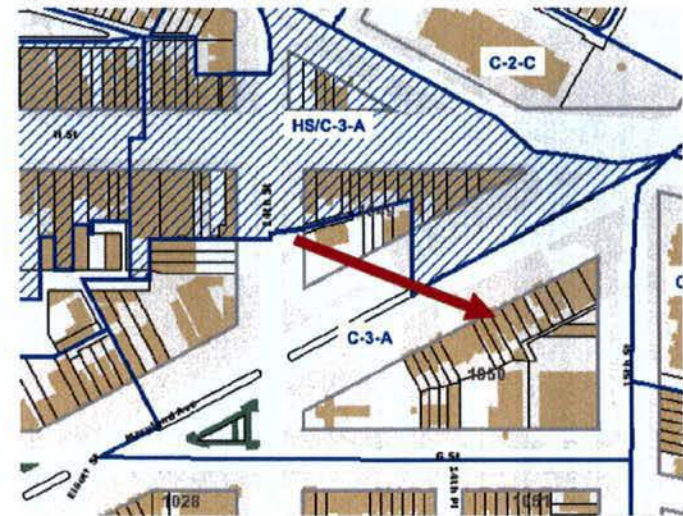
View of 1400 Maryland Ave NE



View of 1401 Maryland Ave NE



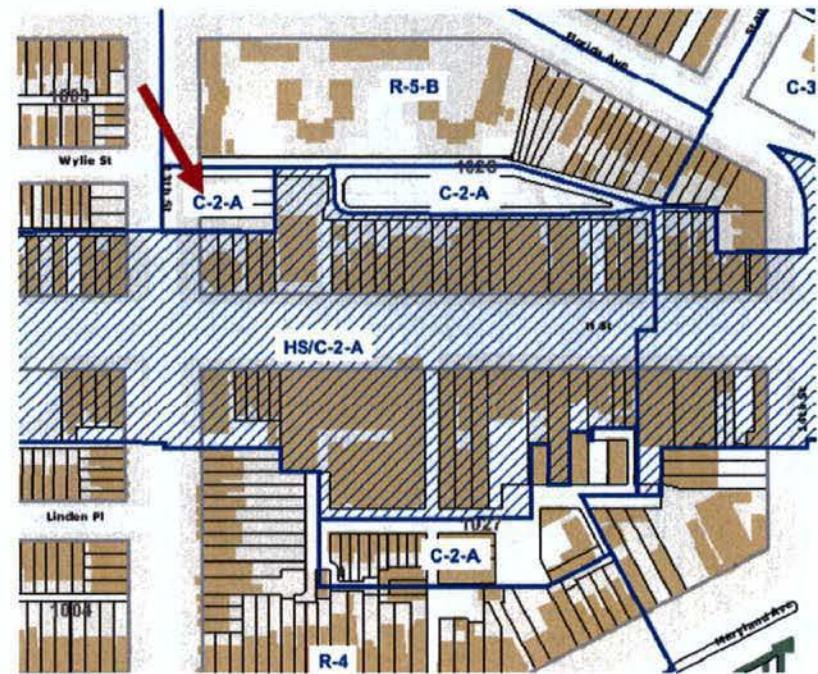
View of 1437 Maryland Ave NE



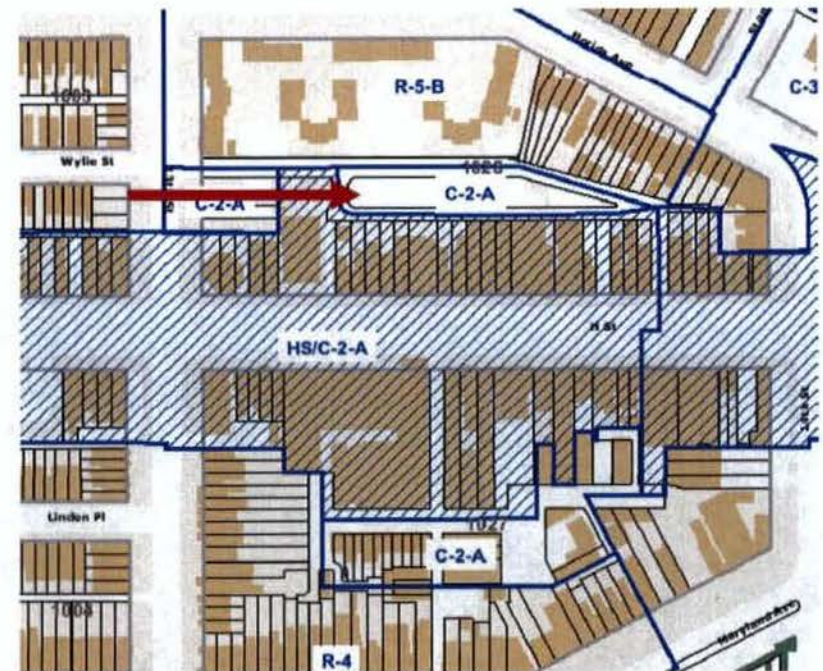
Representative Views in the Area Covered by ANC 6A's Requested Rezoning Extension

Proposed Rezoning Extension

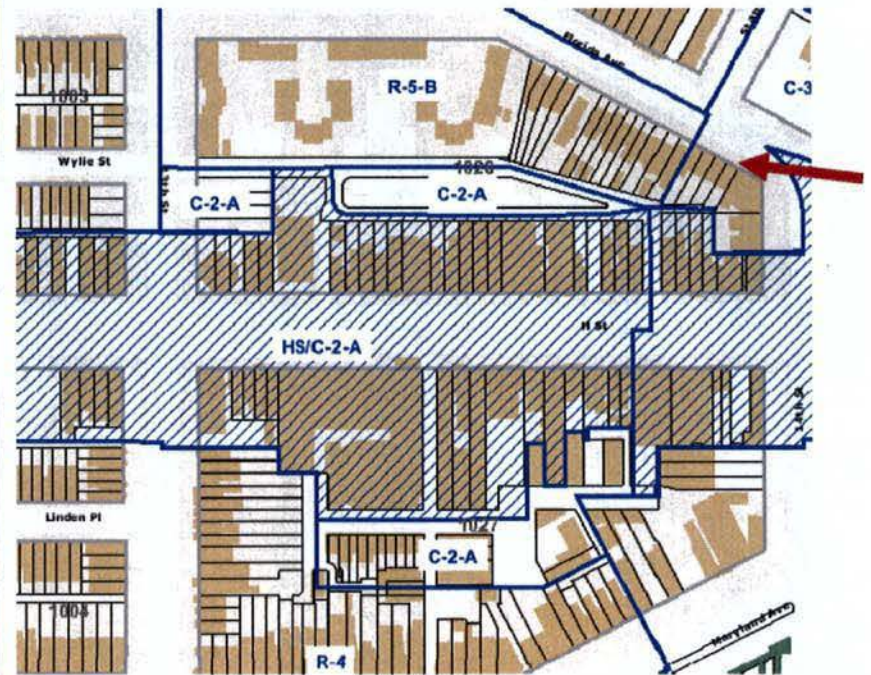
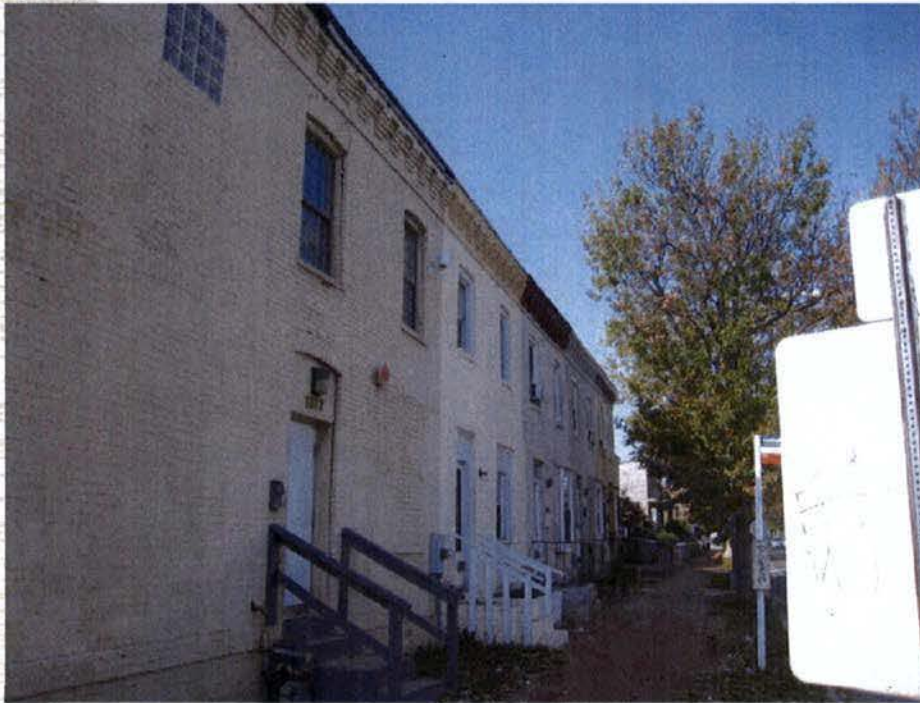
View of 811 13th St NE



Proposed Rezoning Extension View of Alley in Square 1026

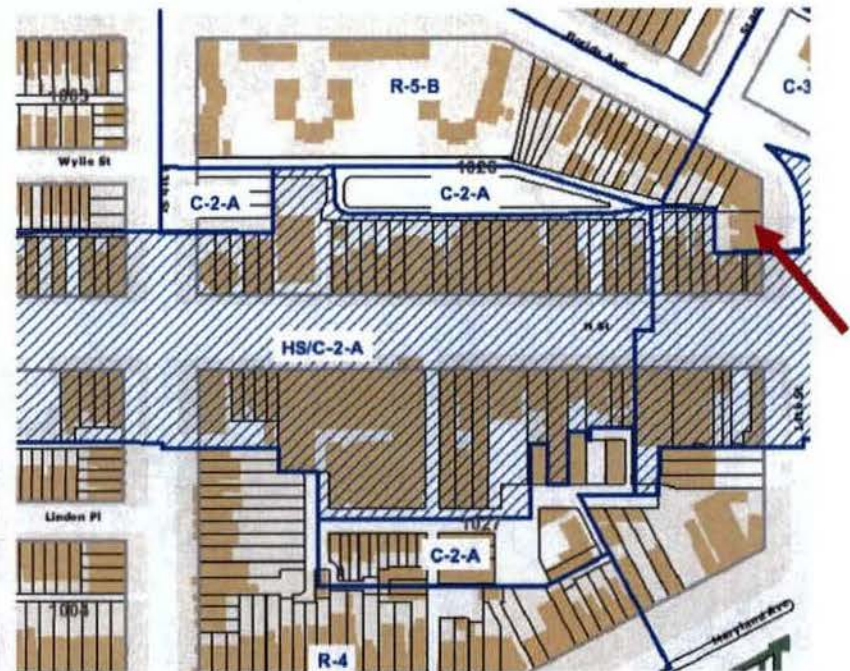


Proposed Rezoning Extension View of 1393 Florida Ave NE

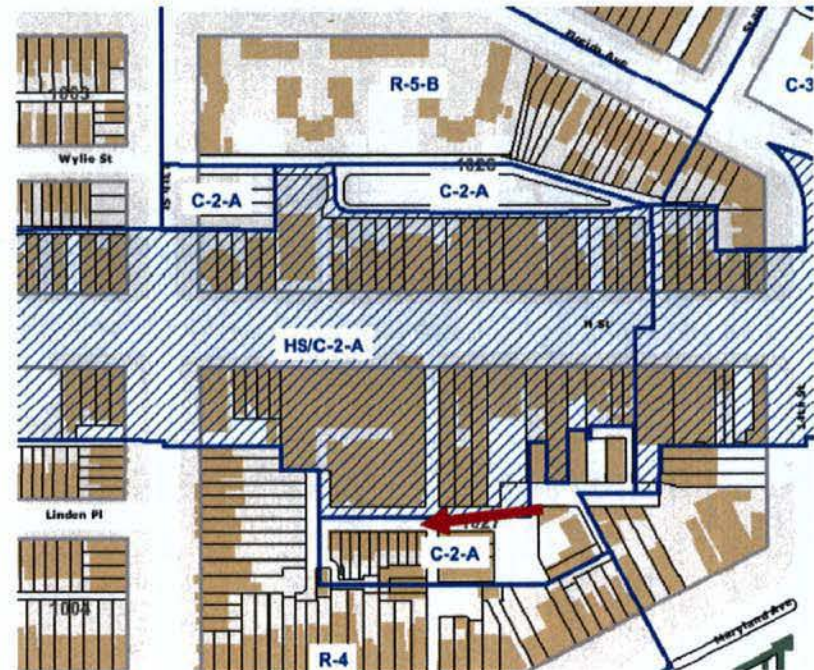


Proposed Rezoning Extension

View of 810 14th St NE



Proposed Rezoning Extension View of Linden Ct NE #1



Proposed Rezoning Extension

View of Linden Ct NE #2

