

  
**ANC 6B**  
*Capitol Hill / Southeast*

June 22, 2020

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Washington, DC 20003-2141  
6B@anc.dc.gov

Anthony Hood, Chair  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street NW, Suite 200-S  
Washington, DC 20024

VIA E-MAIL: [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

RE: ZC # 19-13, Alley Tax Lots Development Standards and Record Lot Conversion

Dear Chairperson Hood:

At a regularly scheduled, properly noticed, virtual meeting on June 9, 2019, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 8-1-0 to provide the following comments on the above-captioned zoning text amendments.

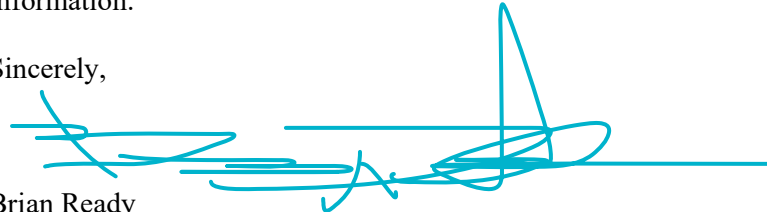
As the home to dozens of tax lots on alleys that would be affected by this amendment, and a party to one of the two Board of Zoning Adjustment cases in 2017 which spurred these proposed changes, **ANC 6B supports the purpose and intent of Zoning Commission case 19-13, specifically allowing for increased residential development of alleys and, crucially, to align the treatment of historic record lots and tax lots in the zoning code.** We see these changes as a small but consequential part in reaching the goal of the Mayor's Housing Equity Framework to add 3200 units to the Capitol Hill Planning Area by 2025. **Further, ANC 6B supports the changes to performance use standards for artists uses on alley lots.**

While ANC 6B does not have specific issues or concerns with the proposed text amendments, and thus no great weight will be given to this report pursuant to Z-406.2, we felt it important to inform the Zoning Commission that affected ANCs are in support of these changes.

ANC 6B discussed these proposed amendments for over two hours at our properly noticed public Planning and Zoning Committee virtual meeting on June 2, 2020. At that meeting, the committee considered the impact of these amendments on tax lot owners sharing an existing underlying record lot, the potential impacts of the centerline setback development change, and the changes to use permissions.

Please contact Commissioner Corey Holman, ANC 6B's Planning and Zoning (P&Z) Committee Chair, at 301-664-4132 or [6b06@anc.dc.gov](mailto:6b06@anc.dc.gov) if you have questions or need further information.

Sincerely,

  
Brian Ready  
Chair, ANC 6B

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