



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G

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Via Electronic Submission

DC Office of Zoning
441 4th Street, NW,
Suite 200-S
Washington, DC 20001

January 30, 2025

Dear Commissioners Hood, Miller, Wright, Imamura, and Stidham,

On January 29, 2025, ANC 3/4G held a Special Meeting to discuss Zoning Commission case 23-25. By a vote of 6-0-1, our body approved a resolution calling on ZC to reconsider the case as contested instead of rulemaking. We have submitted the resolution electronically and attach it here as well.

Our resolution spells out our reasons for making the request. It was partly but significantly driven by further testimony from our constituents, notably members of our local business community, including retail, service, and restaurant operators. They are among our constituents who are most directly affected by the zoning amendments proposed by the Office of Planning.

Unfortunately, in our view, the rulemaking process followed by ZC has not allowed full and fair consideration of our local businesses' concerns. Moreover, as they are not adjacent to the proposed zones but rather sit directly on the Connecticut Avenue corridor, by any measure they have legitimate claim to a contested case to present their specific needs and interests.

During last night's ANC meeting, members of our business community voiced significant concerns regarding potential zoning changes and their impact on local businesses. I summarize them here as indicative of their views.

Robert Gordon, owner of Little Beast, highlighted that increased zoning heights could lead landlords to redevelop properties, displacing small businesses. The redevelopment process could take years, during which time businesses may not survive. Additionally, post-redevelopment rent hikes could drive out small businesses, favoring national chains.

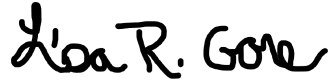
Gene and Andy Gross of Monarch Paint and Design Center expressed deep personal distress. After investing their life savings and years of effort, they fear losing their business without a chance for a contested hearing. They emphasized the detrimental impact on small businesses and the unfair advantage for large developers.

Ki Yoon from McGruders echoed these concerns, stating that redevelopment would force them to relocate, making it unlikely for their business and employees to survive the transition period.

We urge the Zoning Commission to carefully consider these testimonies in light of our appeal to reconsider how case 23-25 had been handled. The potential impact on our small business community is profound and the rulemaking process has not allowed this particular segment of our community to sufficiently convey the impacts potential zoning changes may have on their businesses.

We hope you will take these concerns into account in your final decision.
Thank you for your attention to this critical matter.

Sincerely,

A handwritten signature in black ink that reads "Lisa R. Gore". The signature is written in a cursive, flowing style.

Lisa R. Gore
Chair, ANC 3/4

cc: Councilmember Matthew Frumin, Ward 3
Councilmember Lewis George, Ward 4
Bruce Sherman, ANC 3/4G-02
Carol Grunewald, ANC 3/4G-03
Laura Phinizy, ANC 3/4G-04
Karrenthya Simmons, 3/4G-05
Peter Gosselin, ANC 3/4G-06
Elizabeth Nagy, ANC 3/4G-07
ANC 3G Office