



COUNCIL OF THE DISTRICT OF COLUMBIA  
WASHINGTON, D.C. 20004

March 28, 1989

Mr. Ed Curry, Executive Director  
Zoning Secretariat  
District of Columbia Zoning Commission  
1350 Pennsylvania Avenue, N.W., Room 11  
Washington, D.C. 20004

Re: Case 86-26, 87-27

Dear Mr. Curry:

The publication of the proposed rulemaking to establish a Neighborhood Commercial Overlay District and, in particular, overlay districts for Cleveland Park, Woodley Park, and the Macomb-Wisconsin area is another positive step toward implementing the Comprehensive Plan.

There are a couple of provisions, however, which appear to allow intrusions which currently cannot take place without formal hearings, if at all.

Section 1302.2 (x) lists "theater, including motion picture theater." Is it the intent of the Commission that this override zone C-1 proscription of theaters? If not, then language should be inserted making the intentions clear.

Section 1302.4 suggests the same possibility for fast food restaurants even though they are not permissible in either C-1 or C-2a zones. Again, there needs to be clarifying language.

Of slightly less concern is 1302.2 (M), "Department store." This may be a generic term, but if it can be interpreted to mean a large retailer, Bloomingdale's, for example, then this term also needs refining in order to restrict the business to a neighborhood center type.

Thank you for considering these comments and, again, the Commission is to be commended for moving to protect local neighborhood centers.

Sincerely,

James E. Nathanson  
Councilmember/Ward 3

DISTRICT OF COLUMBIA  
ZONING SECRETARIAT  
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