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Comments in support of the Georgia Avenue Commercial Overlay District, at the Zoning Commission's Public Hearing on October 25, 2007 (Case No. 06-48). 2007 OCT 25 AM 3:51

I am James Armstrong and I live at 428 Luray Place, NW in the Park View neighborhood. My wife and I moved to our home early in 2003. I wish to submit the following comments to the Commission in connection with its consideration of the Georgia Avenue Commercial Overlay District. I hope that you find these comments helpful.

I had faxed in comments in connection with the Zoning Roundtable of June 12, 2007 and those comments relate to some of my concerns in support of the proposed overlay. I have attached a copy of those comments as well. My support of the proposed overlay stems in part from the age and contents of the current set of zoning regulations, particularly those related to zones C-2-A and C-3-A. As I indicated in my earlier comments, I cannot understand why, for example, a community residential facility would be limited to 25 beds on the south side of Park Road along Georgia Avenue, but there would be no limit on the number of beds in such a facility on the north side of Park Road. Implementation of the overlay may require hearings and special exceptions for several kinds of development that will permit the Board of Zoning Adjustment and the community further input in development along Georgia Avenue and influence on the character of this corridor.

In particular, I support goals expressed in the proposed purposes for the overlay, including support for implementing the Great Streets Framework and Georgia Avenue – Petworth Metro Station Area and Corridor Plan, and for uniform building design standards. The proposed design requirements should foster development along Georgia Avenue that will overcome some of the corridors current handicaps. In particular, special exception requirements can foster development that represents an asset to the corridor and the surrounding neighborhoods. Particularly worthy standards include enhancing the urban design and imposing, "requirements pertaining to design, appearance, signs, massing, landscaping, and other such factors as it deems necessary to protect neighboring property and to achieve the purposes of the Georgia Avenue Overlay District."

Current anachronistic zoning standards in the Georgia Avenue corridor can result in less than desirable potential outcomes from development carried out under those regulations. In the context of the District's plan for a comprehensive review and revision to its zoning regulations, the Georgia Avenue Commercial Overlay District provides the Commission, the Board and the communities bordering the Georgia Avenue Corridor with a tool to achieve mutual goals and avoid development that threatens to undermine the neighborhood's progress to date.

Thank you for your attention to these comments.

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ZONING COMMISSION  
District of Columbia

CASE NO. 06-48  
EXHIBIT NO. 35 (Fax)

ZONING COMMISSION  
District of Columbia  
CASE NO.06-48  
EXHIBIT NO.35

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Re Case 06-418

Georgia Avenue Overlay

October 25 2007

Public Hearing

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