

AGENDA

ANC 6A Economic Development & Zoning Committee
Wednesday January 21, 2009, 7-9:00 PM
Sherwood Recreation Center (640 10th St, NE)
2nd Floor Community Room

7:00 pm **Call to order**

7:01 **Community Comments**

7:05 **Ongoing Status Reports:**

1. 1400 Maryland Ave. BZA Case #17825 (Rich Luna) (3 min)
2. H Street Survey (Drew Ronneberg) (2 min)
3. Zoning Code Rewrite (Cody Rice) (4 min)
4. Vacant Properties (Dan Golden) (4 min)
5. 1305-1311 H St NE Nomination for Historic Landmark (Drew Ronneberg) (3 min)
6. Proposed Redevelopment of H Street Connection (Drew Ronneberg) (2 min)

7:23 **Old Business - None**

7:23 **New Business**

1. BZA 17891 (1381 F St. NE). Application for a special exception to allow a partial third story addition to an existing one-family row dwelling under section 223, not meeting the lot occupancy (section 403), and nonconforming structure provisions (subsection 2001.3), in the R-4 District. (35 minutes)
2. 246 10th St NE. The owner plans to construct a rear addition that will limit the rear yard to 18 feet, while zoning regulations require a rear yard setback of 20 feet. The applicant will ask the Zoning Administrator, in accordance with 11 DCMR 407 (Minor Flexibility by Zoning Administrator's Ruling) to permit a 10% deviation in the requirement for the rear yard setback. The applicant is asking the ANC to provide a letter of support to the Zoning Administrator. (20 minutes)
3. Adoption of 2009 ED&Z Goals (10 minutes)
4. H Street NE Zoning Overlay Text Amendment. Discuss whether ANC 6A should pursue a text amendment to include all properties between 14th St, Florida Ave., and Maryland Ave. within the boundaries of the H Street NE Zoning Overlay. Currently only properties facing H Street NE are included and 2 properties facing Maryland Ave.. are excluded. (15 min.)

8:45 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 202 431-4305.

Visit our website at <http://www.anc6a.org/>

Sign up for automated meeting reminders and community listserv at

<http://groups.yahoo.com/group/anc-6a/>

Form 120 — Exhibit 1
(Revised 04/29/02)

Case No. **17891**

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

APPLICATION

Notice: Click Here for Application Form Instructions

Pursuant to Sections §3103.2 – Use Variance, §3103.2 – Area Variance and/or §3104.1 – Special Exception of Title 11 DCMR – Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	Relief Being Sought*	Section No(s)*
1381 F Street NE	1029	189	R-4	Area Variance	223

Present Use of Property:* Single Family Residential

Proposed Use of Property:* Single Family Residential

Owner of Property:* Judith Judy Smith Telephone No.:(202)276-8331

Address:* 1381 F Street NE City:* Washington State:* DC Zip:* 20003

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public

Hearing Notice:*

The owner requests special exception to section 223 of the DCMR Title 11 regulations to be allowed to build a partial 3rd floor on top of an existing two story rowhouse.

Estimated Construction Cost: \$125,000.00 Advisory Neighborhood Commission Single Member District(s): 6A06

Date:* 09/05/08 Signature: Judith A. Smith

* The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.

**To be notified of hearing and decision:
(Owner or Authorized Agent*)**

Name:* Judith Judy Smith

Address:* 1381 F Street NE City:* Washington State:* DC Zip:* 20003-2000

Phone No.:(202)276-8331 Fax No.:(202)318-4921 E-Mail:jlsmith63@aol.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

RECEIVED
D.C. OFFICE OF ZONING
2008 SEP 30 AM 11:41

Form 135 — Side 1
(Revised 03/15/02)

Case No. 17891

ZONING SELF-CERTIFICATION FORM

Project Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	ANC(s)/Single Member District(s)*
1381 F Street NE	1029	189	R-4	6a06

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought*	<input type="checkbox"/> §3103.2 - Use Variance	<input type="checkbox"/> §3103.2 - Area Variance	<input checked="" type="checkbox"/> §3104.1-Special Exception
Pursuant to Subsections			223

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

1. the agent is duly licensed to practice law or architecture in the District of Columbia;
2. the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
3. the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owners Signature	<i>Judy Smith</i>	Owner's Name	Judy Smith
Agent Signature	<i>Dennis Connors</i> 9/22/08	Agent Name	Dennis Connors, AIA
Date*	09/05/08	DC Bar No.	or Architect Registration No. ARC100514

OFFICE OF ZONING DETERMINATION
(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
<input checked="" type="checkbox"/>	Rejected for failure to comply with the provisions of <ul style="list-style-type: none"> <input type="checkbox"/> DCMR Title 11 §3113.2; or <input type="checkbox"/> DCMR Title 11 Zoning Regulations. Explanation

Signature: _____ Date: _____

Jerrily R. Kress, FAIA — Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Form 135 — Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1,190 SF	1,800 SF	N/A	1,190 SF	Not / Applicable
Lot Width (ft. to the tenth)	17.0'	18.0'	N/A	17.0'	N/A
Lot Occupancy (building area/lot)	67.1%	N/A	60.0%	67.1%	7.1% Existing
Floor Area Ratio (floor area/lot area)	1.3	N/A	none prescrib	1.5	N/A
Parking Spaces (number)	0	1	N/A	0	N/A
Loading Berths (number and size)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	23.0'	20.0'	N/A	23.0'	N/A
Side Yard (ft. to the tenth)	none	none	none	none	none
Court, Open (width by depth)	none	N/A	N/A	none	none
Court, Closed (width by depth)	none	N/A	N/A	none	none
Height (ft. to the tenth)	26.0' two stories	N/A	40.0' three str.	32.3' three stories	none

Case Number: 17891
September 29, 2008


To: The District of Columbia Office of Zoning
441 4th Street, NW
Ste 210-2
Washington, DC 20001
202-727-6311
fax 202-727-6072

From: Judith Smith
1381 F Street, NE
Washington, DC 20002

To whom it may concern,

I give permission to, Dennis Connors, my architect to file my request for a **Special Exception** regarding the **Lots 189 within Square 1029** located at **1381 F Street, NE**.

Thank you,

 9/29/08

Judith Smith date:
Owner

Case Number: 17891
September 22, 2008

To: The District of Columbia Office of Zoning
441 4th Street, NW
Ste 210-2
Washington, DC 20001
202-727-6311
fax 202-727-6027

From: Judith Smith
1381 F Street, NE
Washington, DC 20002
202-276-8331
fax 202-318-4921

To whom it may concern,

The following information describes the **special exception** application for **1381 F Street, NE**:

Special Exception being sought:

I, the owner and resident of 1381 F Street, NE am seeking a **special exception** to the zoning regulation 223 found in Title 11 of the DCMR. 223 explains that one might be granted a special exception to build an addition to a single family dwelling if the addition along with the existing house does not exceed 70% in the R4 Zone. Our lot currently has an occupancy percentage of 67.0% because an existing side court does not conform to the minimum width for zoning regulations in the R4 Zone. The court has been previously covered with a glass sunroom of storefront construction.

Physical Characteristics of the property:

The lot is number 189 within square 1029, located at the 1300 block of the south side of F Street, NE in between 13th and 14th Street. The property is 17.0 feet wide and its depth is 70.0'. The lot area is 1,190 square feet, well under the typical 1,800 square feet required for a row dwelling in the R4 Zone.

The lot is occupied currently by a two story row house, which has 2 bedrooms and 1.5 baths, and was built before zoning regulations. The neighboring structures are similar, each having a dogleg at their sides. However, there are no neighboring windows facing into the existing dogleg of this property (the side walls are all brick).

Granting the application will not be of substantial detriment to the public good:

The desired addition will not substantially or adversely affect either the light or air available to neighboring properties. First, our house and neighboring houses face North, and the houses beyond the alley are at a higher grade than ours; therefore, our desired partial 3rd floor will not cast shadows towards our rear neighbors (in some cases the houses behind ours have 2 stories above a cellar level and are higher). Second, our proposed addition would be approximately in

the middle of our house starting beyond the wall of our neighbor's side court yards; therefore, our addition would only cast shadows on their roofs. Third, our proposed addition is considerably setback from the front and would not cast shadows into our neighbor's front yards, which are always in shadow due to the north positioning regardless. Fourth, the proposed partial 3rd floor, would not visibly detract from the rhythm and scale of F Street, since there is quite a variety of prominent roof elements and some of the houses across the street are elevated with cellars below two stories or have three full stories.

The desired addition would not affect the traffic pattern or parking requirements of the neighborhood. Currently our back yard could have a full size parking space if we opened our back yard up via a gate, although we currently choose to use the yard as green space.

The desired addition would not affect the scale and character of the neighborhood. First, the addition is extremely small, and some of the neighboring properties to our rear or within our blocks alley have 2 story rear additions or two level decks of substantial size. Second, our block is extremely long, and not only do our houses along F Street have a variety of styles and forms, but when looking down our alley from entry along 13th Street, our house is so far within the block it is impossible for one to even see our house or our property at all. Third, our neighborhood is in transition with larger newer developments in the surrounding blocks, and unfortunately with some abandoned properties within our block that deter from our established family oriented community.

Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map:

The R-4 Zone allows for various types of residential structures at a height of 40'-0" or 3 stories. Even though the structure does not conform with the lot occupancy requirements, the renovated structure would be consistent with the general intent of zoning which normally allows such additions to Single Family homes. Even with the proposed third story, our house would be well under 40'-0" of height and the addition would only be a 23% footprint compared to the lot.

Summary:

We would like to work with the District and neighborhood committees to achieve our desired addition, while being appropriate in both intent of zoning and design. The addition would not affect any neighboring properties. The desire is not to exceed height, but to gain the better use of our lot which is primarily under-sized and under-built. The need for this variance is self-evident when the existing conditions are revealed. Furthermore, I have lived in this house for more than 9 years, have made substantial upgrades to the property and would like to remain in DC and specifically in this property; however, as a family with a young child, we do need additional space. We are without a basement and see this modification as the best way to gain some additional space.

Sincerely,

Judith Smith

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

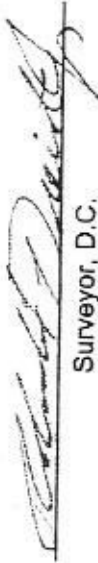
Washington, D.C., January 2, 2003

Plat for Building Permit of SQUARE 1029 LOT 189

Scale: 1 inch = 10 feet Recorded in Book 19 Page 63

Receipt No. 08719

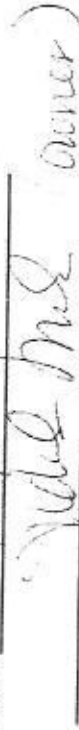
Furnished to: JUDITH SMITH


Surveyor, D.C.

By: L.M.A. 

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 1/12/04


(owner)

(Signature of owner or his authorized agent)

REVISED for BZA by , AIA

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

10'

ALLEY

PUBLIC

10'

WOOD TRAIL
EXISTING REAR PORCH
ZONING DISTRICT

15.5' (±)

70.0

189

12.5'
12.5'

15.5' (±)

ADDITION

7.5'

15.5' (±)

COVERED
ADDITION
(EXISTING)

PROPOSED PARTIAL 3RD
FLOOR 16.16' X 17.0'

190

16.16'

17.0'

EXISTING
2 STORY
1381

15.34' (±)

17.0

STREET

F

188

Bay Stoop



synergy design
September 19, 2008

1381 F Street, NE V
Owner: Ju

**1381 F STREET, NE - BZA APPLICATION
FOR A SPECIAL EXCEPTION: Relief of
Section 223 Addition to a Single Family**

- 1 Sheet Index and Area Map**
- 2 Existing Photos I**
- 3 Existing Photos II**
- 4 Existing Floor Plans**
- 5 Proposed Floor Plans**
- 6 Existing Rowhouse Section**
- 7 Proposed Rowhouse Section**
- 8 Existing and Proposed Elevations**



The owners seek to add a partial 3rd floor level (one room, one bathroom). The house is a non-conforming structure with a conforming use due to a lot occupancy percentage of 67% due to a covered side courtyard. The proposed addition would not increase any non-conforming conditions.



**3 story F & 14th
Streets SW Corner**



1381 F Street, NE (Subject House)



**Abandoned 2.5 Story
13th at Alley behind F Street**



(some have cellars)

**synergy design
September 19, 2008**

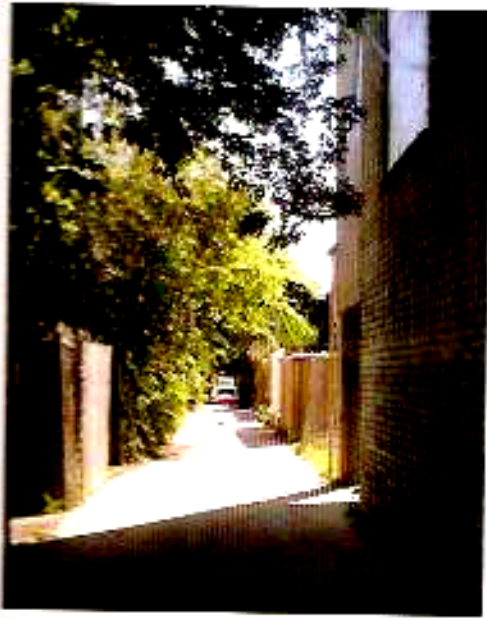
**1381 F Street, NE V
Owner: J**



**Various Housing 1300 Block of F Street NE
(East of Subject House South Side of Block)**



**Various Housing 1300 Block of F Street NE
(Across from Subject House North Side of Block)**



Very Long Alley at Rear of (Subject House)



Mid-Block View of Alley at Rear of (Subject House)



Rear Facade of (Subject House)



New 4 story 13th Street between Emerald and

**synergy design
September 19, 2008**

**1381 F Street, NE W
Owner: JUD**



House North of Alley



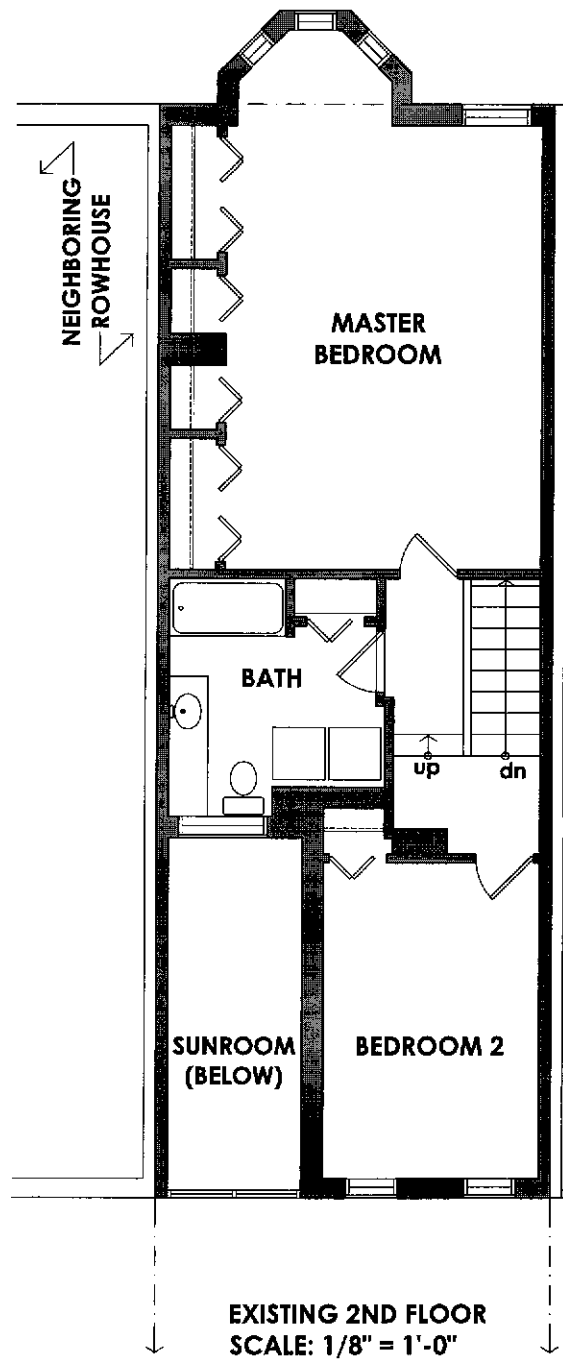
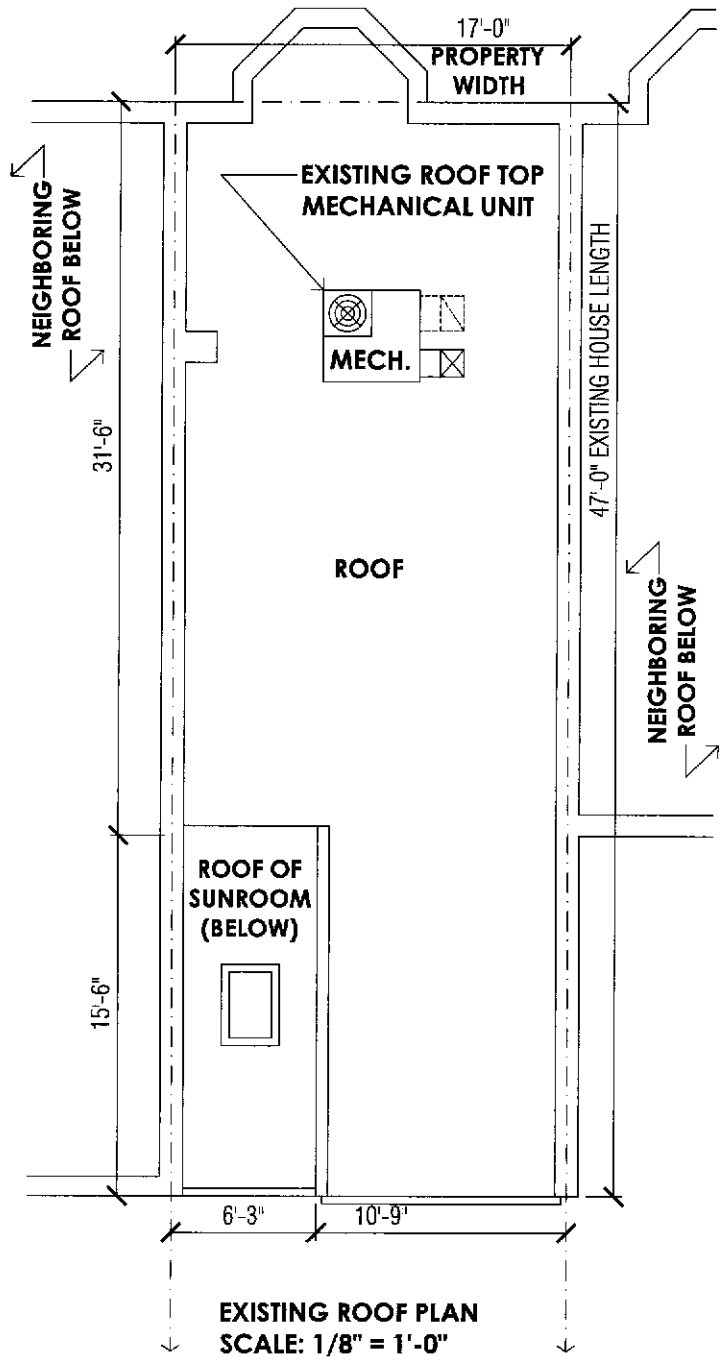
House North of Alley near (Subject House)

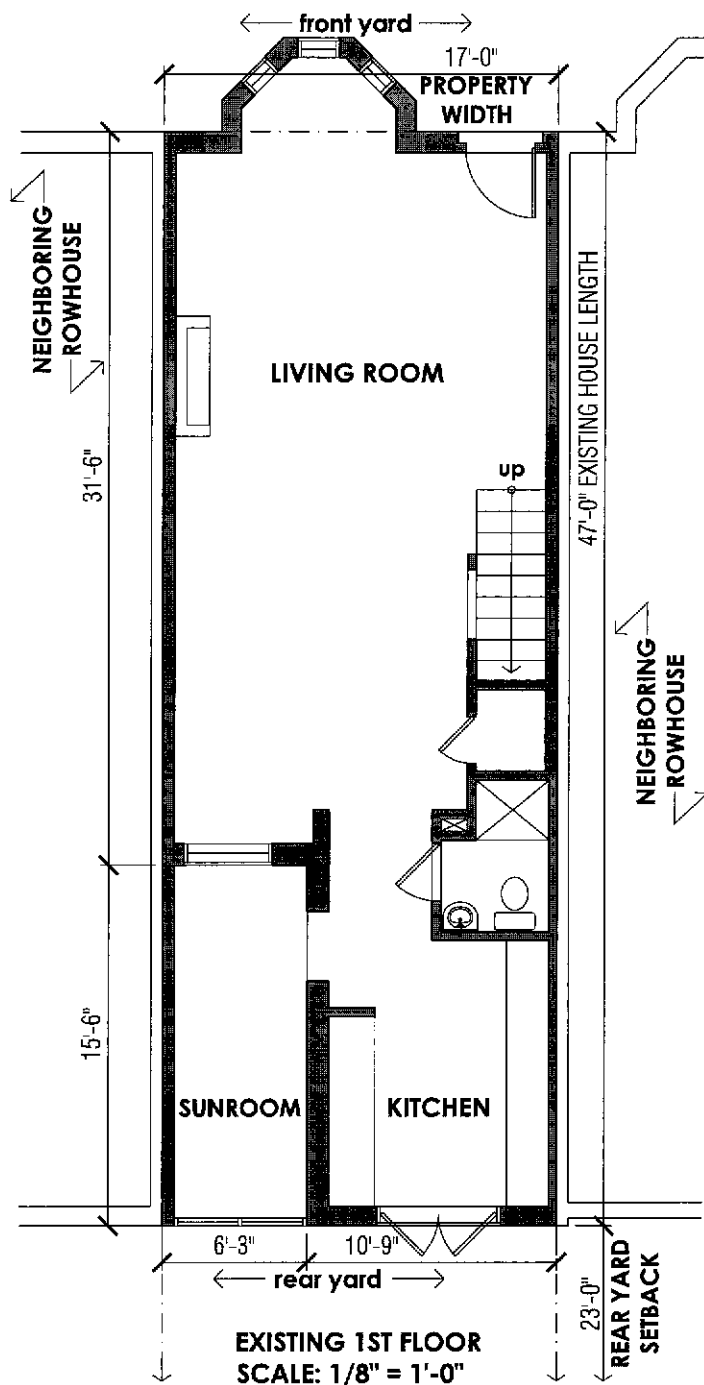


Existing 4 story 13th Street between F and Emerald



New 3.5 story 1200 block F Street



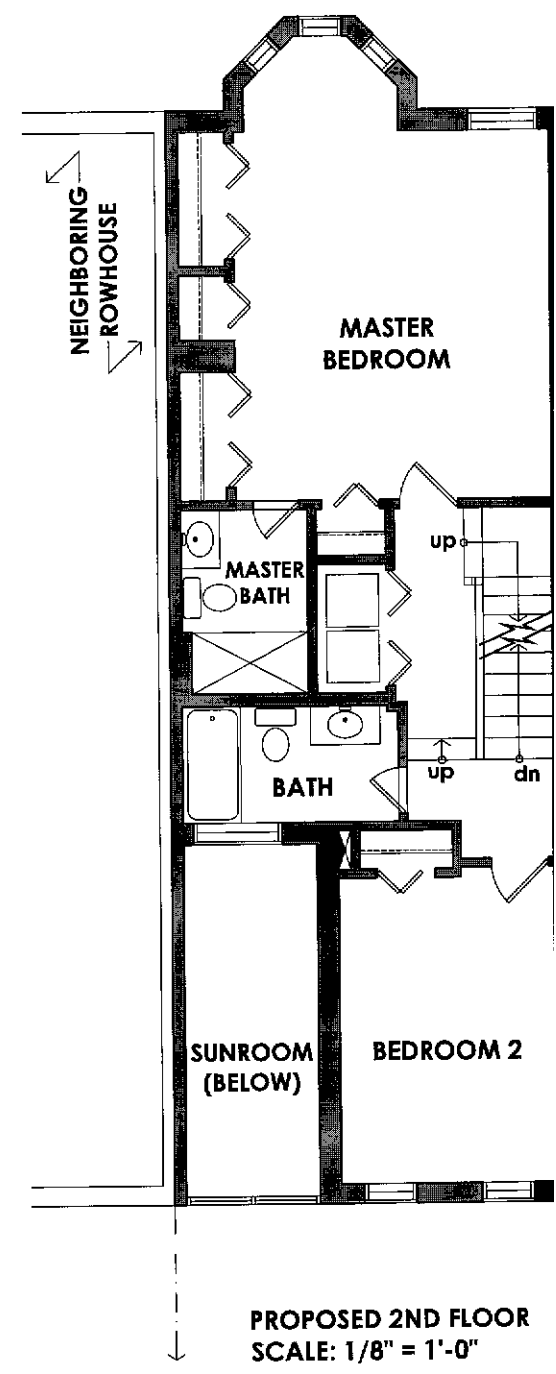
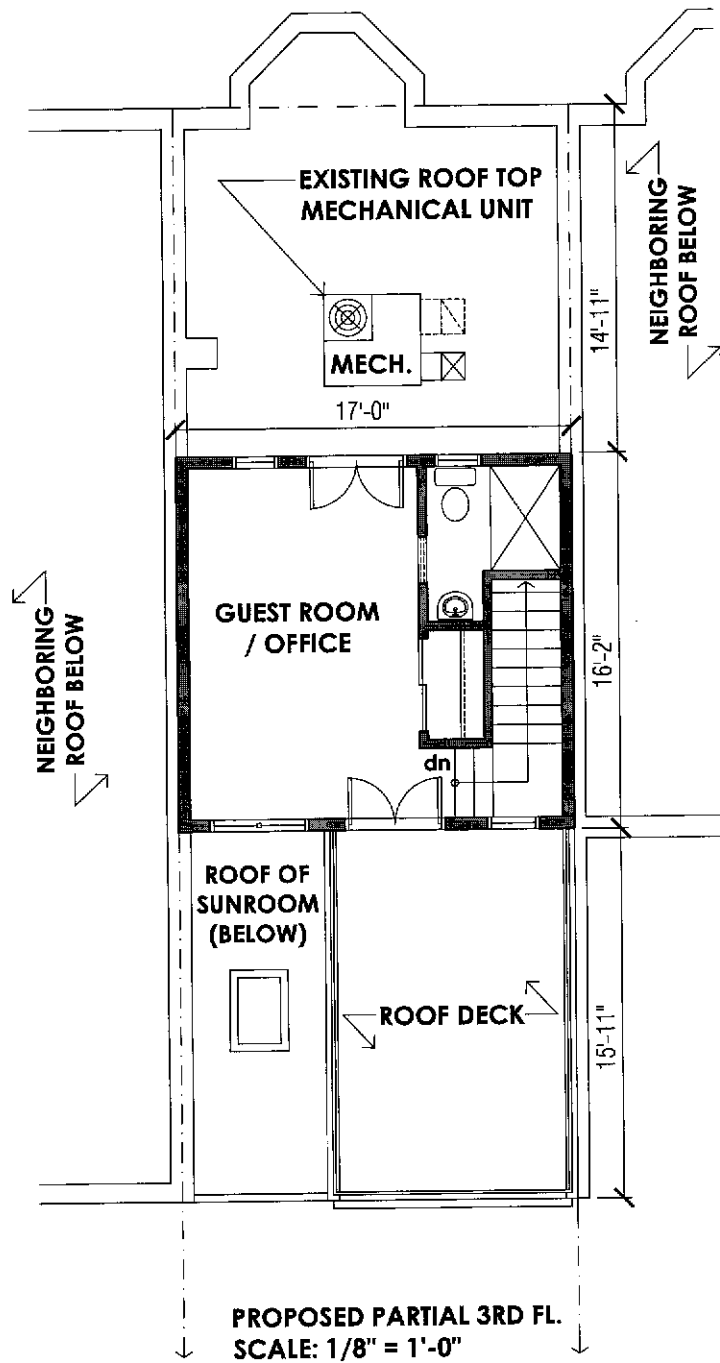


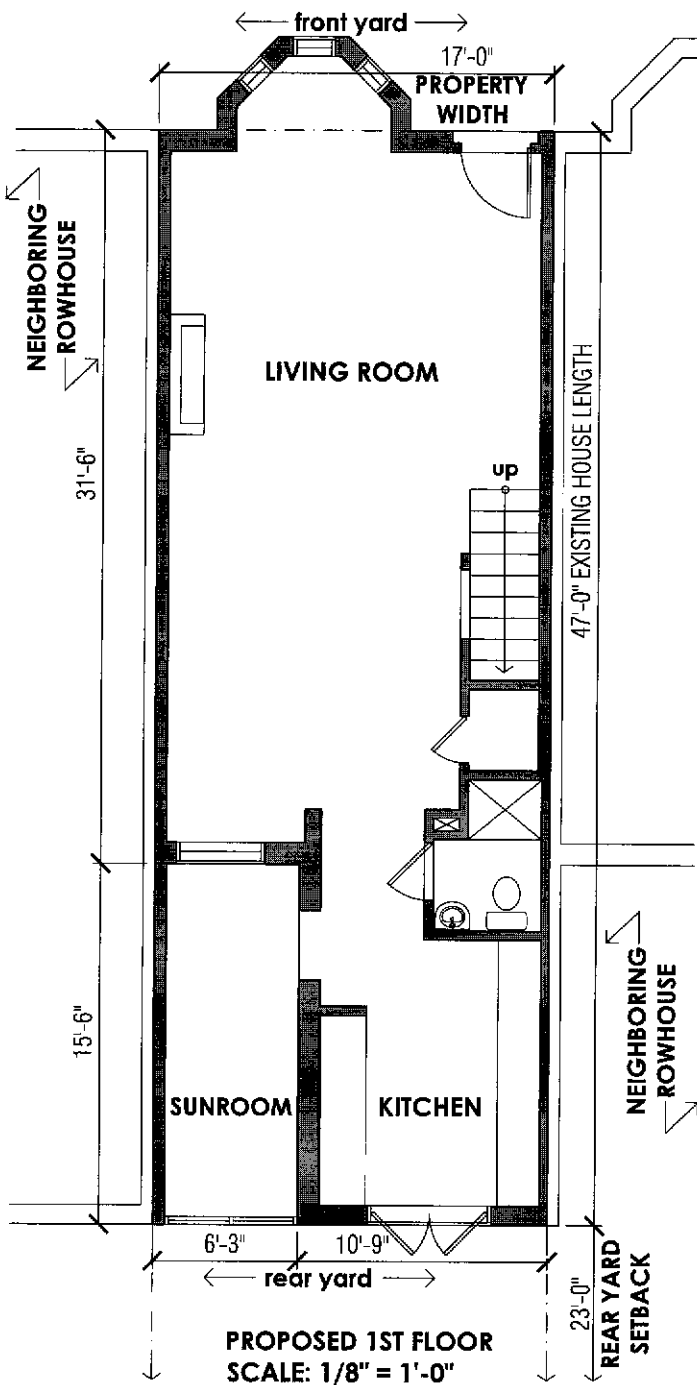
NOTE:
EXISTING 1ST FLOOR PLAN WILL NOT CHANGE; UNLESS THE 1ST FLOOR BATHROOM WITH A SHOWER BECOMES A POWDER ROOM ONLY WITHOUT A SHOWER. THIS WOULD DEPEND ON WHETHER THE OWNER DECIDES TO RECONFIGURE THE 2ND FLOOR AS WELL.



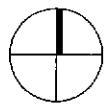
NORTH

EXISTING ROWHOUSE PLANS
DATE: 09/22/08
SCALE: 1/8" = 1'-0"





NOTE:
 EXISTING 1ST FLOOR PLAN WILL NOT CHANGE; UNLESS THE 1ST FLOOR BATHROOM WITH A SHOWER BECOMES A POWDER ROOM ONLY WITHOUT A SHOWER. THIS WOULD DEPEND ON WHETHER THE OWNER DECIDES TO RECONFIGURE THE 2ND FLOOR AS WELL.



NORTH

PROPOSED ROWHOUSE PLANS

DATE: 09/22/08

SCALE: 1/8" = 1'-0"

EXISTING ROOF TOP
MECHANICAL UNIT

MECH.

26'-0" HEIGHT NOT INCLUDING TOWER

8'-8"

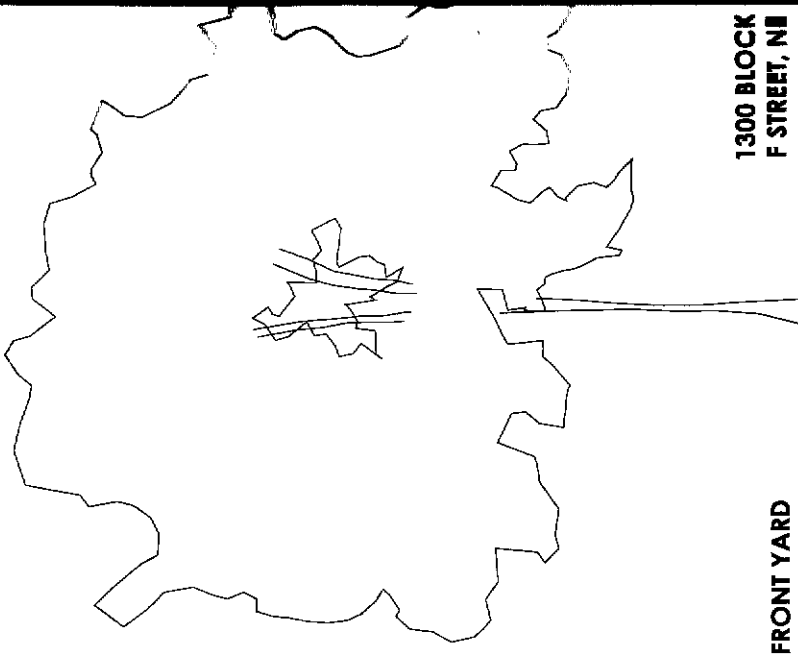
BEDROOM 1

9'-6"

LIVING

BEDROOM 2

BATH

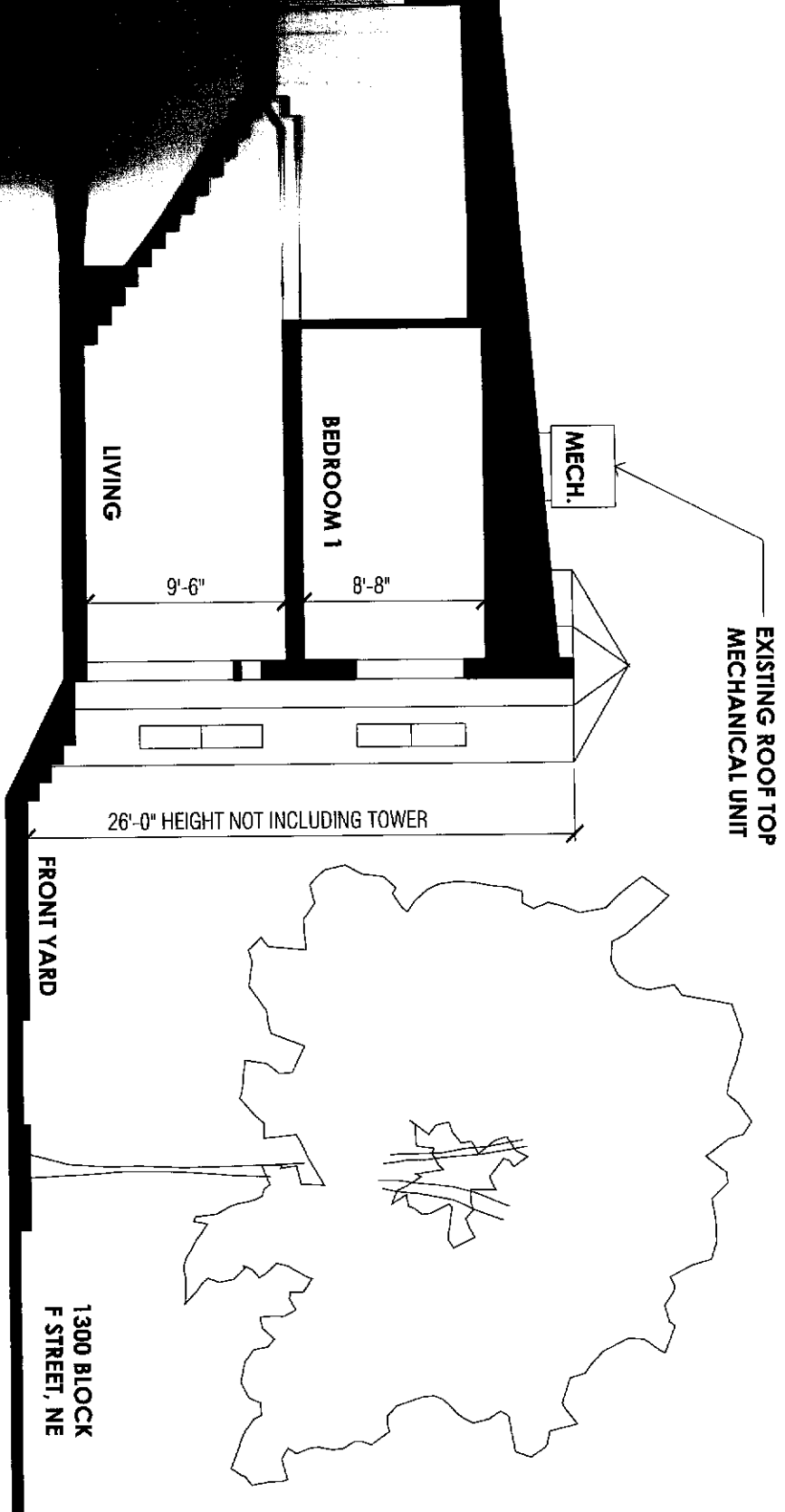


1300 BLOCK
F STREET, NE

FRONT YARD

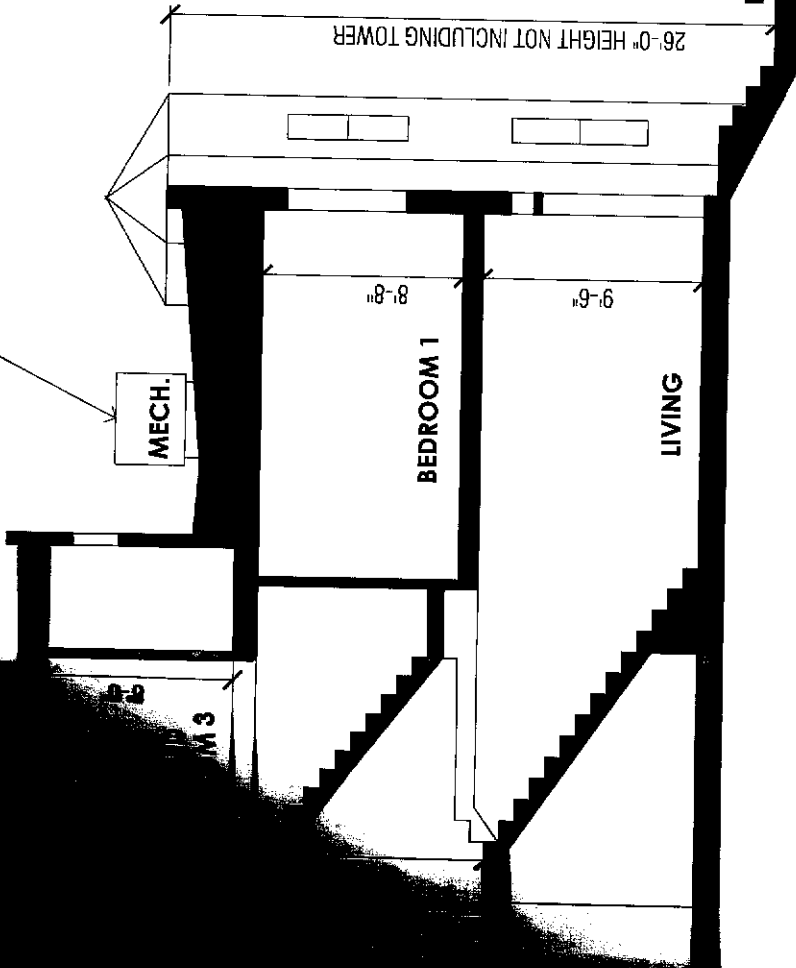
EXISTING SECTION
DATE: 04/23/08
SCALE: 1/8" = 1'-0"

EXISTING ROWHOUSE SEC
DATE: 09/22/08
SCALE: 1/8" = 1'-0"



EXISTING ROWHOUSE SECTION
DATE: 09/22/08
SCALE: 1/8" = 1'-0"

EXISTING ROOF TOP
MECHANICAL UNIT



26'-0" HEIGHT NOT INCLUDING TOWER

MECH.

BEDROOM 1

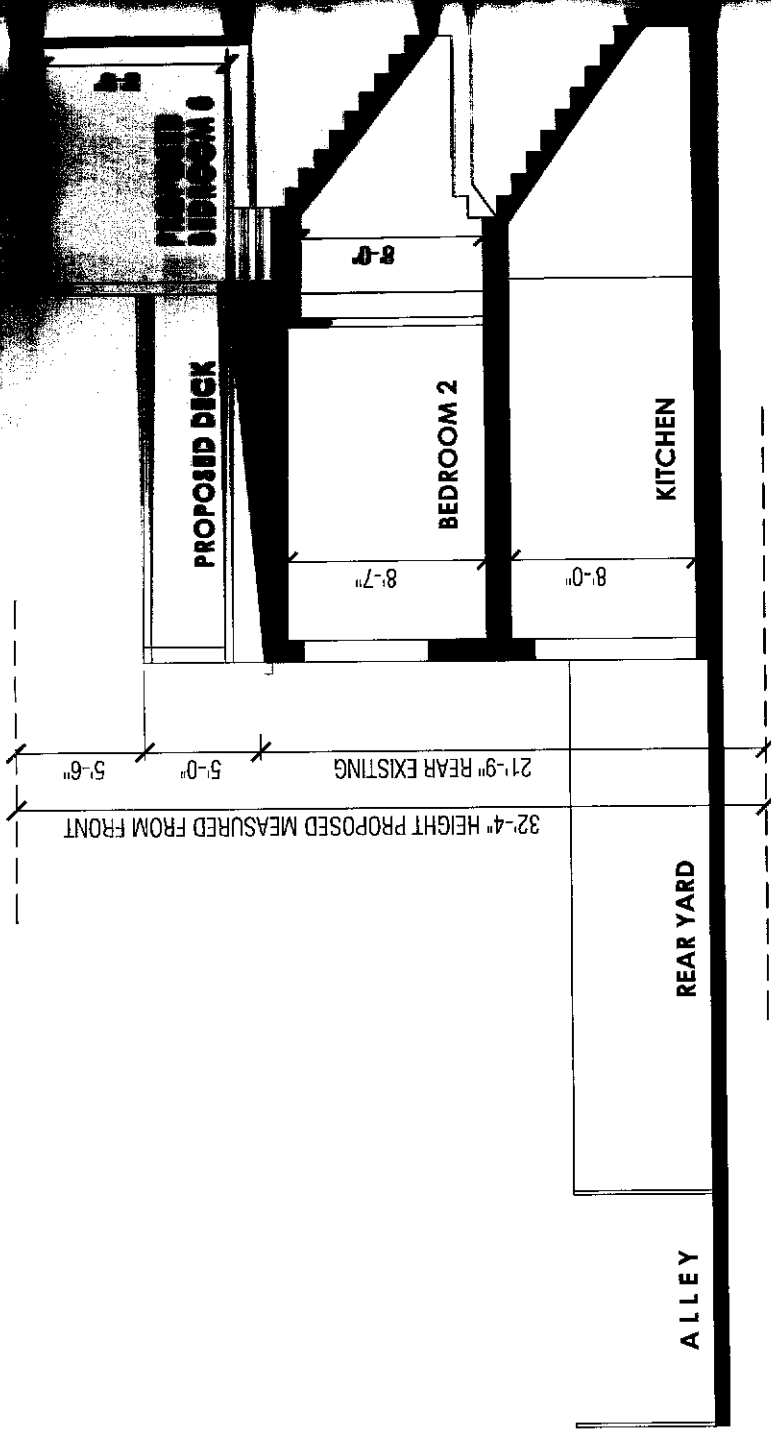
LIVING

FRONT YARD

1300 BLOC
F STREET, N

PROPOSED SECTION
DATE: 04/23/08
SCALE: 1/8" = 1'-0"

PROPOSED ROWHOUSE
DATE: 09/22/08
SCALE: 1/8" = 1'-0"



PROPOSED SECTION
 DATE: 04/23/08
 SCALE: 1/8" = 1'-0"

PROPOSED
FRENCH DOORS

PROPOSED SIDE
WALLS OF 3RD
FLOOR LIGHT
COLORED OR
PAINTED BRICK

PROPOSED
DOUBLE HUNG
WINDOWS

PAINTED FIRE
STUCCO LI

PROPOSED

PROPOSED

EXISTING
MECHANIC
ROOF TOP

EXISTING RO
AND SKYLIC
SUNROOM

EXISTING SU
WITH STORE
GLASS WIN
COVERS SID



← 1381 F STREET, NE REAR FACADE →

PROPOSED REAR ELEVATION

DATE: 04/23/08

SCALE: 3/16" = 1'-0"

ER-CEMENT OR
GHT COLORED

PARTIAL 3RD FLOOR

METAL RAILINGS

AL
UNIT

OF
HT OF

NROOM
FRONT
OWS
E COURT



EXISTING DOUBLE
HUNG WINDOWS

EXISTING PAINTED
BRICK

EXISTING FRENCH
DOORS

NEIGHBORING
PROPERTY HAS SIDE
COURT CLOSED AT
1ST FLOOR

← 1381 F STREET, NE REAR FACADE →

EXISTING REAR ELEVATION
DATE: 04/23/08
SCALE: 3/16" = 1'-0"

TIVOL RESIDENCE
246 10TH STREET NE
WASHINGTON, DC

Revisions

Date 12/18/08

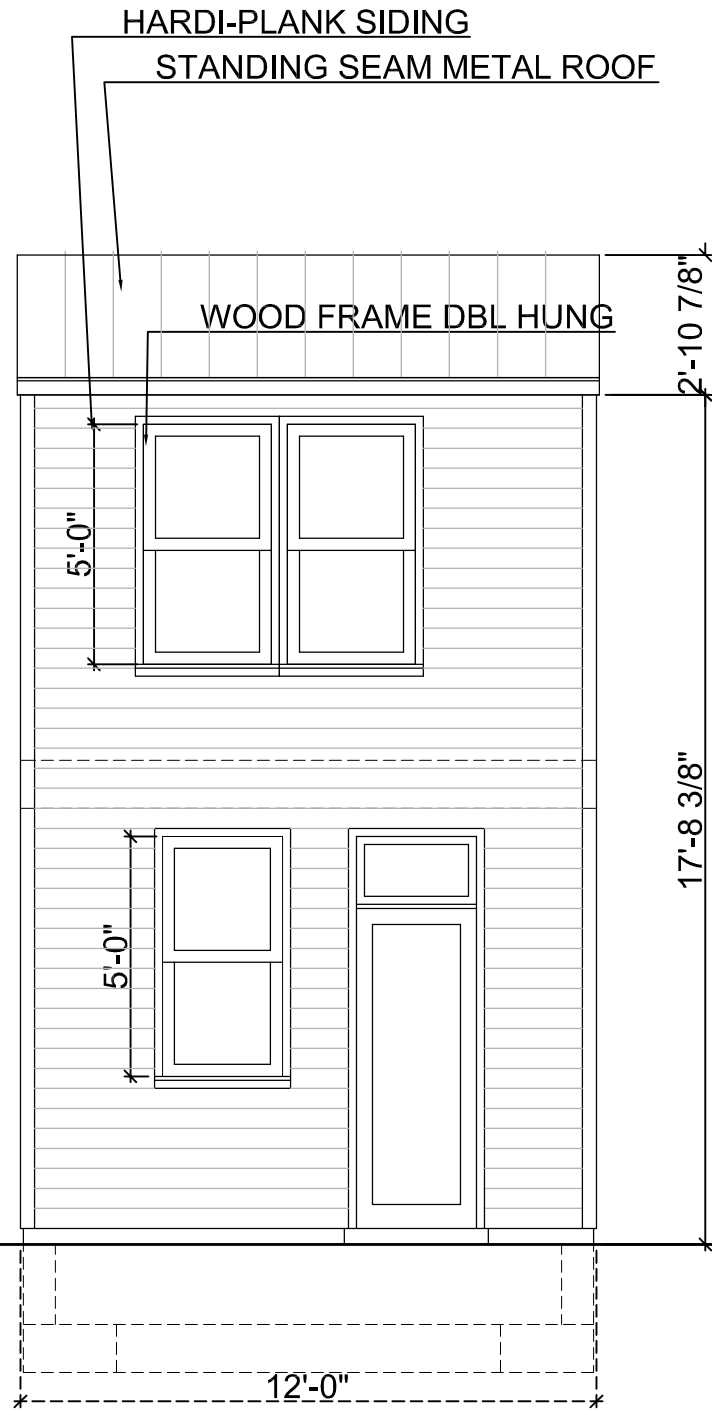
Scale 1/4" = 1'-0"

Drawn PAW

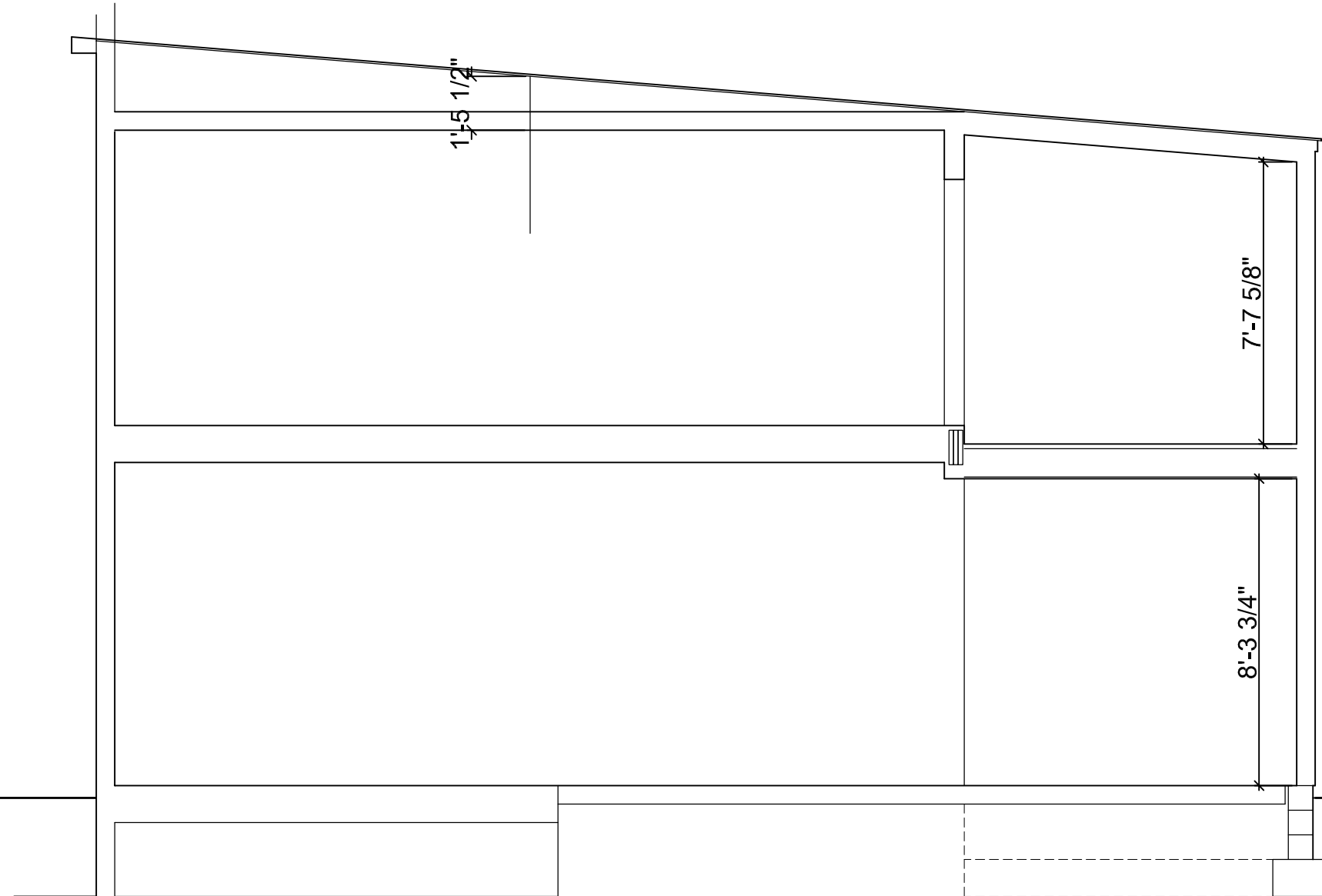
Checked PAW

Approved

A2.1
Section and Rear
Elevation



1 REAR ELEVATION
A2.1 Scale: 1/4" = 1'-0"



2 BUILDING SECTION
A2.1 Scale: 1/4" = 1'-0"

PAUL WILSON
ARCHITECT^{PLLC}

1833 5th Street NW Rear
Washington DC 20001-5147
202-986-1850 phone
202-518-8437 fax
www.paulwilsonarchitect.com

HARDI-PLANK SIDING



TIVOL RESIDENCE
246 10TH STREET NE
WASHINGTON, DC

Revisions

Date 12/18/08

Scale 1/4" = 1'-0"

Drawn PAW

Checked PAW

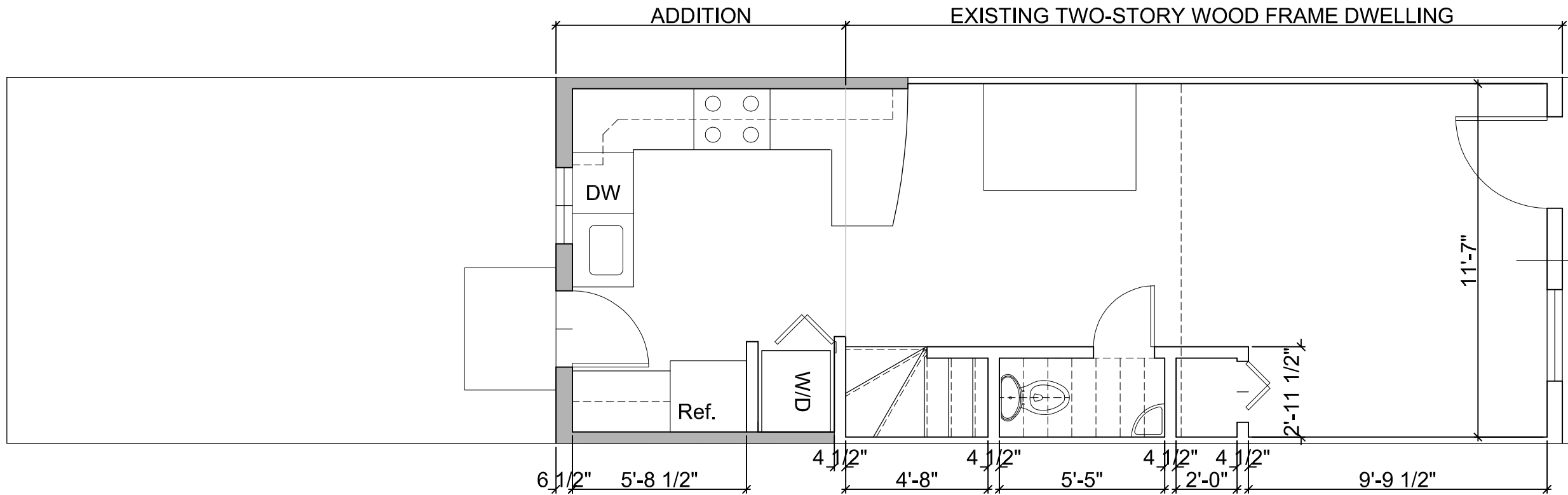
Approved

1
A2.2

NORTH ELEVATION

Scale: 1/4" = 1'-0"

A2.2
North
Elevation



ADDITION NOTES:

FOUNDATION = 4" SLAB ON GRADE. EXTERIOR CONSTRUCTION, 2X6 STUD WALL WITH HARDI-PLANK SIDING. 2X4 STUDS WALLS AT PROPERTY LINES.

TIVOL RESIDENCE
246 10TH STREET NE
WASHINGTON, DC

Revisions

Date 12/13/08

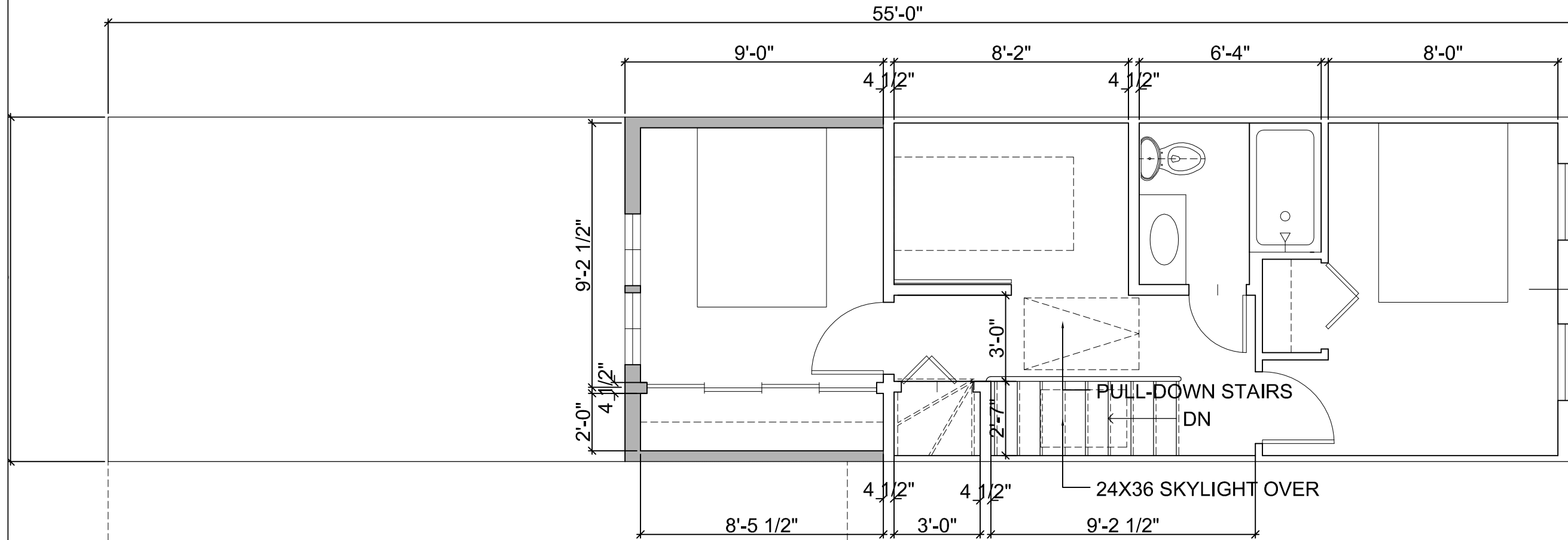
Scale 1/4" = 1'-0"

Drawn PAW

Checked PAW

Approved

A1.1
First Floor Plan



TIVOL RESIDENCE
246 10TH STREET NE
WASHINGTON, DC

MECHANICAL NOTES:

UNICO, SPACE-PAK OR SIM., UNIT
LOCATED IN ATTIC.

ELECTRICAL NOTES:

NEW WIRING THROUGHOUT, INCLUDING
"HEAVY-UP"

PLUMBING NOTES:

ALL NEW THROUGHOUT, INCLUDING NEW
WATER SERVICE FROM METER.

Revisions

Date	12/13/08
Scale	1/4" = 1'-0"
Drawn	PAW
Checked	PAW
Approved	

A1.2
Second Floor Pl.

Draft: Economic Development & Zoning Committee 2009 Goals

1. Provide a regular public forum for Commissioners and residents to obtain information and discuss land use issues in the ANC 6A area or that affect the ANC 6A area.
2. Review and report to the ANC on all significant activities by the Board of Zoning Adjustment, Zoning Commission, Historic Preservation Review Board, Office of Planning, National Capital Planning Commission, and other agencies that affect land use in the ANC 6A area.
3. Make timely recommendations to the ANC that permit informed participation in city decisions on zoning, historic preservation, economic development, and other topics related to land use in the ANC 6A area.
4. Monitor public and private development activities on H Street NE for consistency with the Strategic Development Plan and Neighborhood Commercial Overlay.
5. As needed, schedule speakers from city or federal agencies who can address the interests or concerns of residents related to land use in the ANC 6A area.
6. Work with the Transportation and Public Space Committee to systematically collect and report all
 - a) vacant and nuisance properties,
 - b) building permit violations and
 - c) public space violations.
7. Major topical focus areas will be:
 - a) Initiating and Completing the Survey of all H Street Properties
 - b) Insuring that of the redevelopment of the H Street Connection site (800-1000 H St NE) consistent with Commission guidance
 - c) Making sure DCRA applies the provisions of the H Street NE NC Overlay district to all properties on H Street,
 - d) Working with OTR to eliminate discrepancies in H Street NE property assessments.
 - e) Investigating Historic District creation/expansion
 - f) Insuring that ANC 6A vacant properties are on the DCRA vacant property list and that occupied properties are removed from the list.
 - g) Participating in the process of rewriting the DC Zoning Code
 - h) Working with other groups to pass legislation to insure that City-funded social services are spread fairly and evenly across DC
 - i) Developing condo warrantee legislative proposals that close loopholes in the current system.