



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

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**Resolution Establishing a
Zoning, Design, and Development
Standing Committee
June 13, 2022**

RATIONALE:

- 1) During the first 18 months of the Commission’s current 2021-2022 term, more than half of its resolutions (11 of 20) involved issues that affect, or are likely to affect, the community’s built environment. Among them:
 - May 9, 2022 votes on a [streamlined resolution](#) concerning the DC Office of Planning’s draft Chevy Chase Small Area Plan (CCSAP) and on an [alternative resolution](#);
 - A March 14, 2022 vote on a [resolution supporting the Lisner Home’s](#) application to the Zoning Commission to build a 93-unit senior housing facility;
 - A February 28, 2022 vote on a [resolution supporting Maret School’s](#) application to the Zoning Board of Adjustment to develop sports fields at the Episcopal Center for Children and setting construction conditions;
 - Votes on five resolutions during 2021 concerning the conduct of the small area planning process dated [November 8](#), two on [April 26](#), [April 12](#) and [February 12](#);

2) Also among the resolutions were ones concerning the [re-design of Connecticut Avenue](#), [replacement of the District's street lighting system](#) and [development of a senior wellness center](#) in Ward 3, all of which also would have substantial effects on the built environment.

3) In addition, the Commission has considered requests for zoning variances, exceptions and public space use permissions at most regular meetings, including so far this year on January 24, February 14 and 28, March 14 and 28 and May 9 and 23.

4) The Commission draws three lessons from the experience of handling these issues — that proposals to change the community's built environment are of substantial interest to residents; that the proposals often are inter-related in ways that are not well captured by government agency jurisdictions; and that the proposals involve tradeoffs and technicalities that call for close scrutiny to help inform Commission decision making.

5) The Commission foresees these issues as continuing to be central to its work and to public discussion with the likely redevelopment of the Community Center-Library campus, the revamping of Connecticut Avenue, the possibility of zoning changes and new construction along the upper Connecticut Avenue corridor and eventually in the broader community following final approval of the CCSAP and, beginning in 2025, the re-writing of the District's Comprehensive Plan.

6) ANC 3/4G's [By-Laws as amended on January 11, 2021](#) allow the Commission to establish standing committees to address areas of greatest concern to the Commission and the community. The By-Laws provide that the Commission shall define the composition and mission of any committee.

THEREFORE:

7) The Commission establishes a Standing Committee on Zoning, Design, and Development (ZDD) under Article VI, Section 2 of its By-Laws to study and advise the ANC in matters of zoning, design, development and public infrastructure in Chevy Chase, including:

- Helping the Commission participate in devising the rules for the special zoning district or zone for the upper Connecticut Avenue corridor that it sought in its May 9, 2022 resolution concerning the CCSAP;

- Advising the Commission on how most effectively to pursue redevelopment of the Community Center-Library campus to ensure robust community participation, inclusion of mixed-income housing and a structure that complements and improves the Connecticut Avenue commercial core;
- At the behest of the Commission and keeping it fully apprised of its activities, working closely with the DC Office of Planning and other city agencies in the generation of development guidelines, standards and relevant zoning components to implement the Chevy Chase Small Area Plan
- Finding ways to help the Commission ensure the community's growth is balanced between structure and infrastructure, between larger development along Connecticut Avenue and smaller structures in adjacent residential areas, between change and continuity.

8) At its discretion, the Commission shall refer all major zoning, design and development issues to the panel for study. In order to ensure the smooth functioning of the full Commission and so as not to overburden the Standing Committee, the Commission Chair shall have authority to refer or not more routine matters that come before the ANC such as applications for public use permits and special zoning exceptions that do not have implications for the broader community.

9) The Commission appoints Commissioners Connie K. N. Chang (3/4G-05) and Peter Gosselin (3/4G-06) as initial co-chairs of the Standing Committee on Zoning, Design, and Development; requires that the Committee have a minimum of five (5) members and maximum of (7) members including the co-chairs. All Commissioners have the right to attend and participate in any Committee meeting as ex-officio members.

10) The Committee's non-Commission members shall be selected from the community after a search period from July 11, 2022 until September 12, 2022, and shall be appointed at the sole discretion of the Commission in accordance with its By-Laws. The Committee may include community members who have professional expertise, knowledge, and experience in zoning, design, and development matters related to the District and/or other similarly sized city either as urban planners, architects, real estate attorneys, or other related professions. In making its choice of committee members, the Commission will place a high value on members' ability to work together cooperatively. Upon appointment, each Committee member shall review Article VI, Section 4 of the

By-Laws in order to assure their understanding that the Committee serves at the will of the Commission in solely an advisory capacity.

11) In all other procedural and structural respects, the Committee shall be modeled on that of the Commission's Standing Committee on Racial and Social Equity as described on pages five and six of the [Commission's January 25, 2021 resolution](#) establishing the latter committee.

12) The Commission designates Commissioners Chang, ANC 3/4G-05, and Gosselin, ANC 3/4G-06, to represent the Commission in all matters relating to this Resolution.

APPROVED at a regular public meeting notice of which was properly given, and at which a quorum of four (4) of seven (7) members was present on June 27, 2022, by a vote of **7** yes, **0** no, **0** abstentions.



Randy Speck, Chair



Peter Gosselin, Secretary