

ANC1C Testimony on 17-18 Basement Cellar Regulations

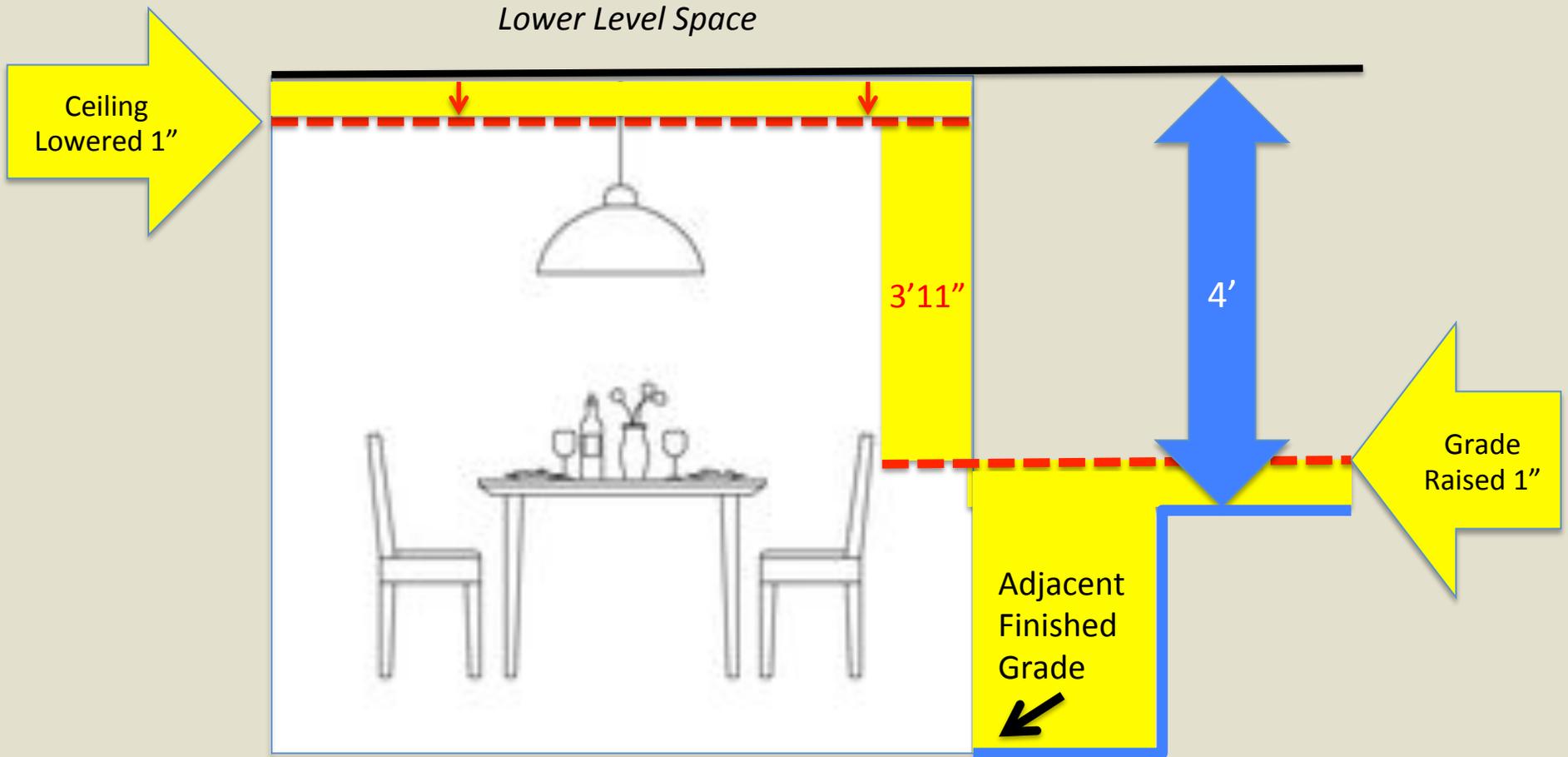
Density Formulas Rendered Meaningless

Zone	Density Formula	“Cellar” Disregard	Overage
RA-2	1.8 FAR	.6 FAR	2.4 FAR
RA-1	3 Stories	1 Story	4 Stories



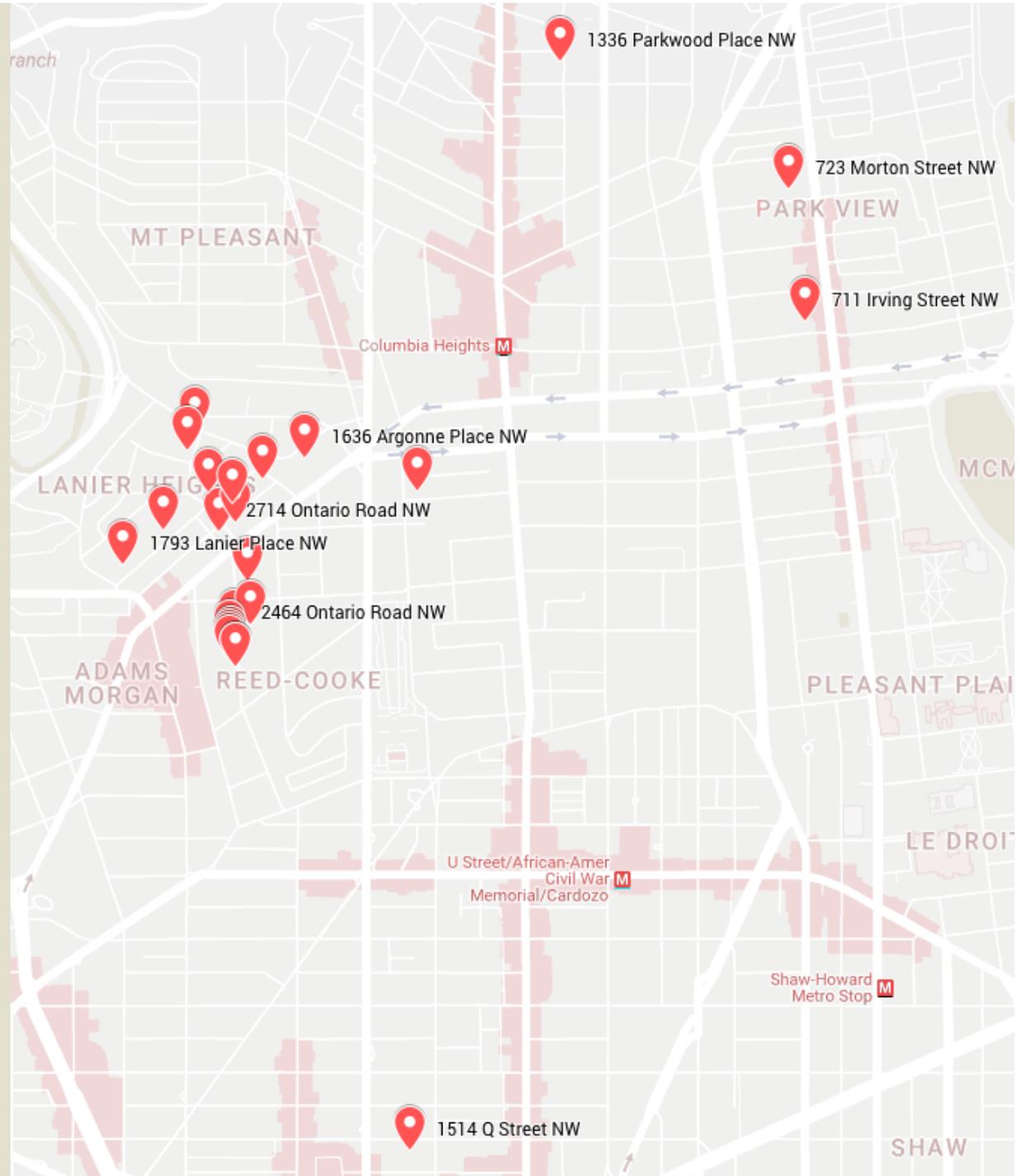
The Problem: An Inch Turns a Basement Into a “Cellar”?

1” Drop in Ceiling or 1” Rise in Grade



Examples Cellar Manipulations Ward 1

- 1636 Argonne Place NW
- 2922 18th Street NW
- 2906 18th Street NW
- 2464 Ontario Road NW
- 2714 Ontario Road NW
- 2713 Ontario Road NW
- 2803 Ontario Road NW
- 1696 Lanier Place NW
- 1726 Lanier Place NW
- 1767 Lanier Place NW
- 1793 Lanier Place NW
- 1706 V Street NW
- 1514 Q Street NW
- 2122 O Street NW
- 711 Irving Street NW
- 1471 Girard Street NW
- 1336 Parkwood Place NW
- 2519 Ontario Road NW
- 2515 Ontario Road NW
- 2435 Ontario Road NW
- 2456 Ontario Road NW
- 2450 Ontario Road NW
- 2448 Ontario Road NW
- 2446 Ontario Road NW
- 2444 Ontario Road NW
- 2434 Ontario Road NW
- 2432 Ontario Road NW
- 723 Morton Street NW
- 1422 Euclid Street NW
- 2519 Ontario Road NW
- 1706 V Street NW



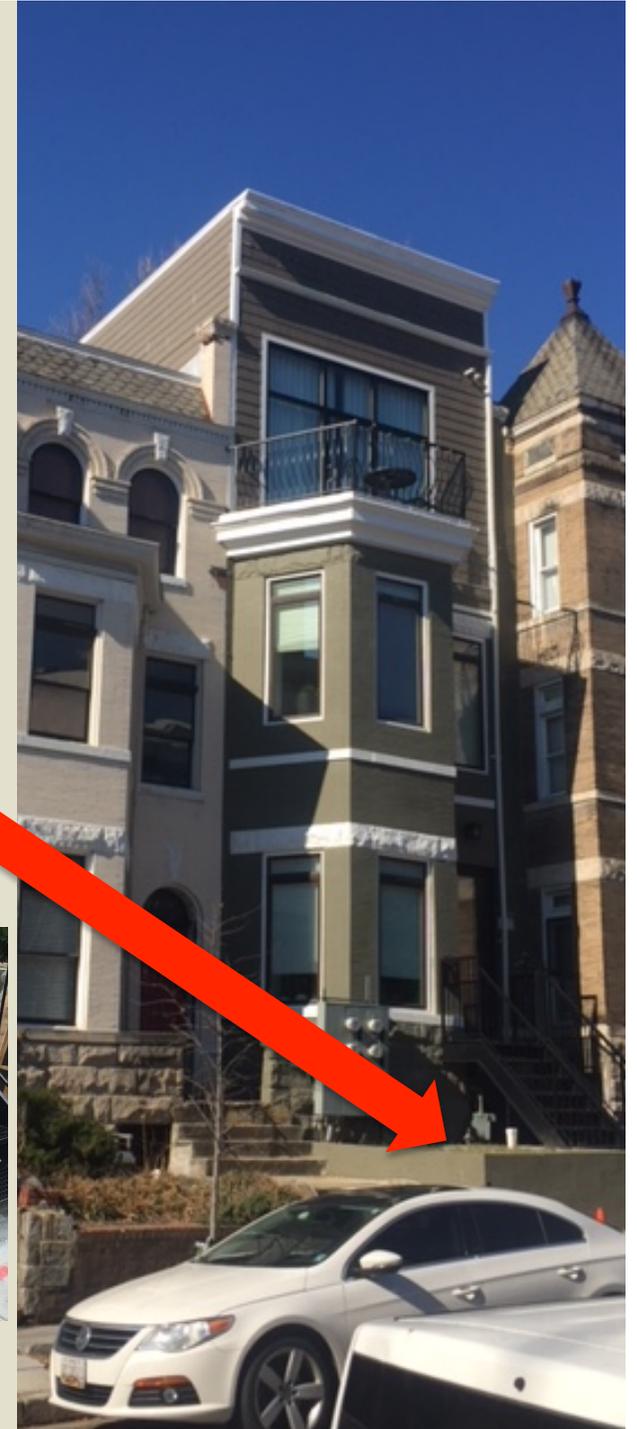
Ontario Road

Issue

- Floor Raised
- Lower Level Became Basement
- Project Over FAR
- DCRA Placed Stop Work Order

“Solution”

- Retaining Wall Added to **Raise Grade** to Achieve Cellar Designation
- Note: Wall Violates Regulations



Proposed Finished Grade Definition

Contradicts Itself

Why define grade as: ground directly abutting the building?

But then exclude: ground directly abutting the building?

Proposed Definition

“Grade, Finished: The elevation of the ground directly abutting the perimeter of a building or structure or at the top edge of a window well.”

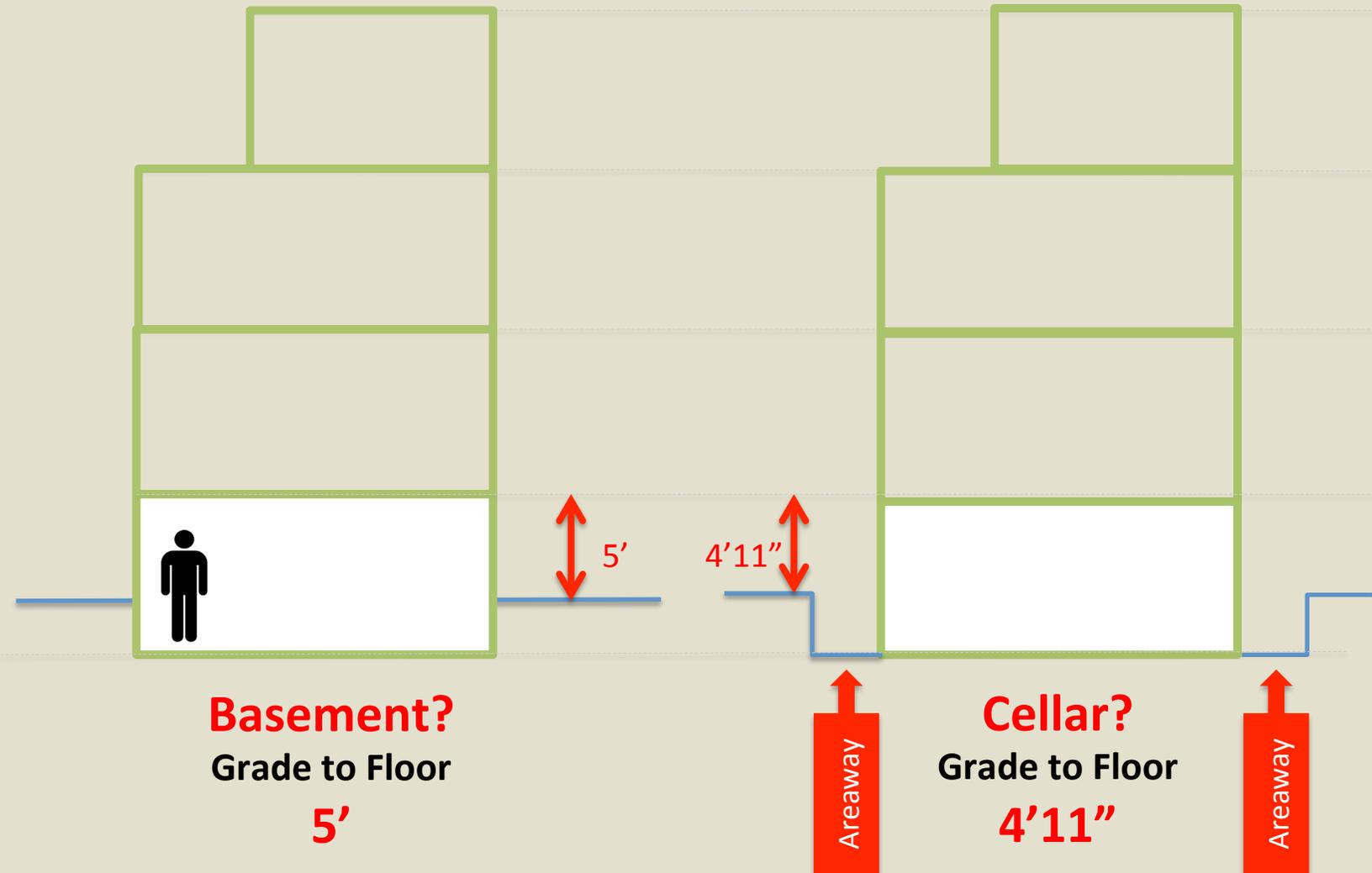
“Exceptions to finished grade are:

- (i) a window well that projects no more than four feet (4 ft.) from the building face; and*
- (ii) an areaway that provides direct access to an entrance and projects no more than five feet (5 ft.) from the building face.”*

ZR-16: **“Areaway:** A subsurface space adjacent to a building open at the top or protected at the top by a grating or guard that includes window wells and passageways accessing basement/cellar doors.”

Why Exclude Areaway as Adjacent Finished Grade?

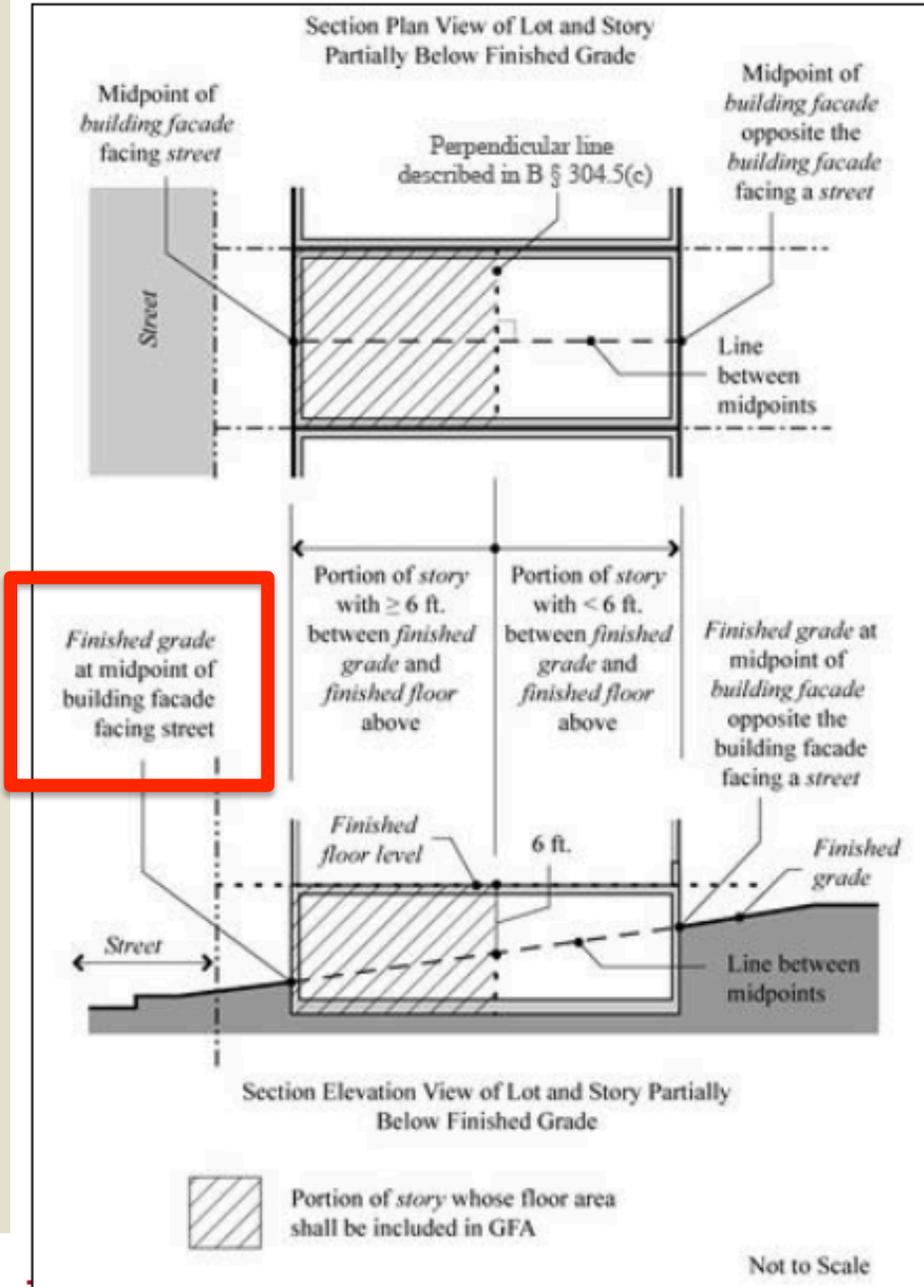
Areaway Makes Lower Level Even More Above Grade



ZR-16 FIGURE B § 304.5:
DETERMINATION OF GFA FOR THE
STORY OF AN ATTACHED BUILDING
LOCATED PARTIALLY BELOW GRADE

Approved by ZC 1/14/16

“Finished grade at
midpoint of
building façade”



ANC1C 17-18 Recommendations

- Need to define “adjacent.”
- Do not exclude “areaway” as Grade?
- Endorse mean measurement for story (BHMP).
- Prohibit berming for measuring basements/cellars.
- Do not define attics and cellars as habitable.
- Retain habitable room exclusions in density formula.
- Any level used as dwelling space is to be included in GFA/
FAR and counted as a story.