

Basement/Cellar Misinterpretation

Overbuilding of Low and Moderate Density Rowhouse Neighborhoods

Entire Floor of Space (Lower Level)
is Ignored in Size Limits

Allows Rowhouse Construction to
Exceed Maximum Size Limits

Submitted by Alan Gambrell

ANC1C Resolution

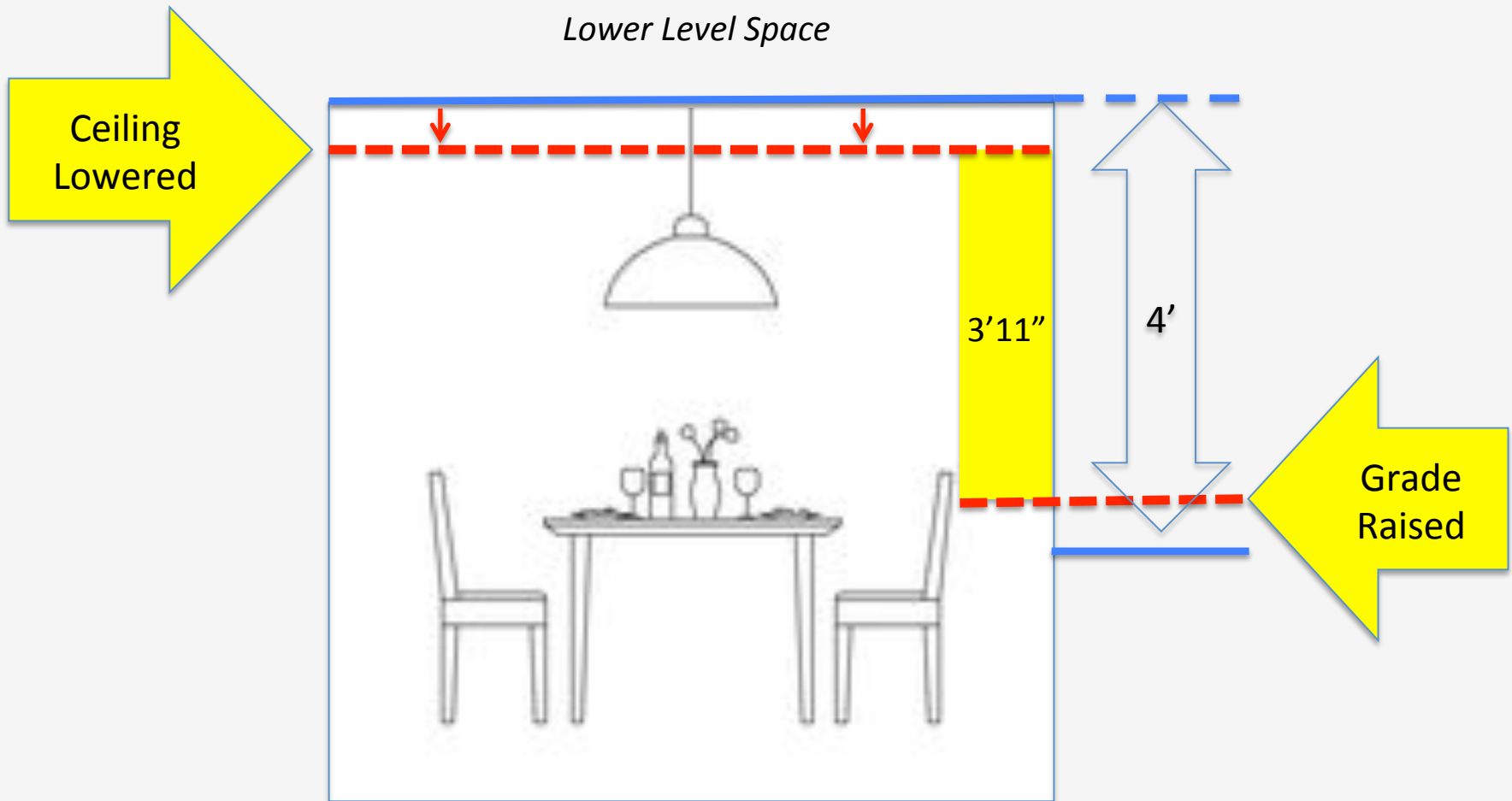
Clarify/Revise Basement/Cellar Zoning Regulation – 3/2016

Resolution Outlines

- Amount Space Open to Manipulation
- Types of Manipulations
- ZR-16 Has Some Improvements But More Needed
- Solutions
 - DCRA Application
 - OP Analysis
 - ZC Text Revisions

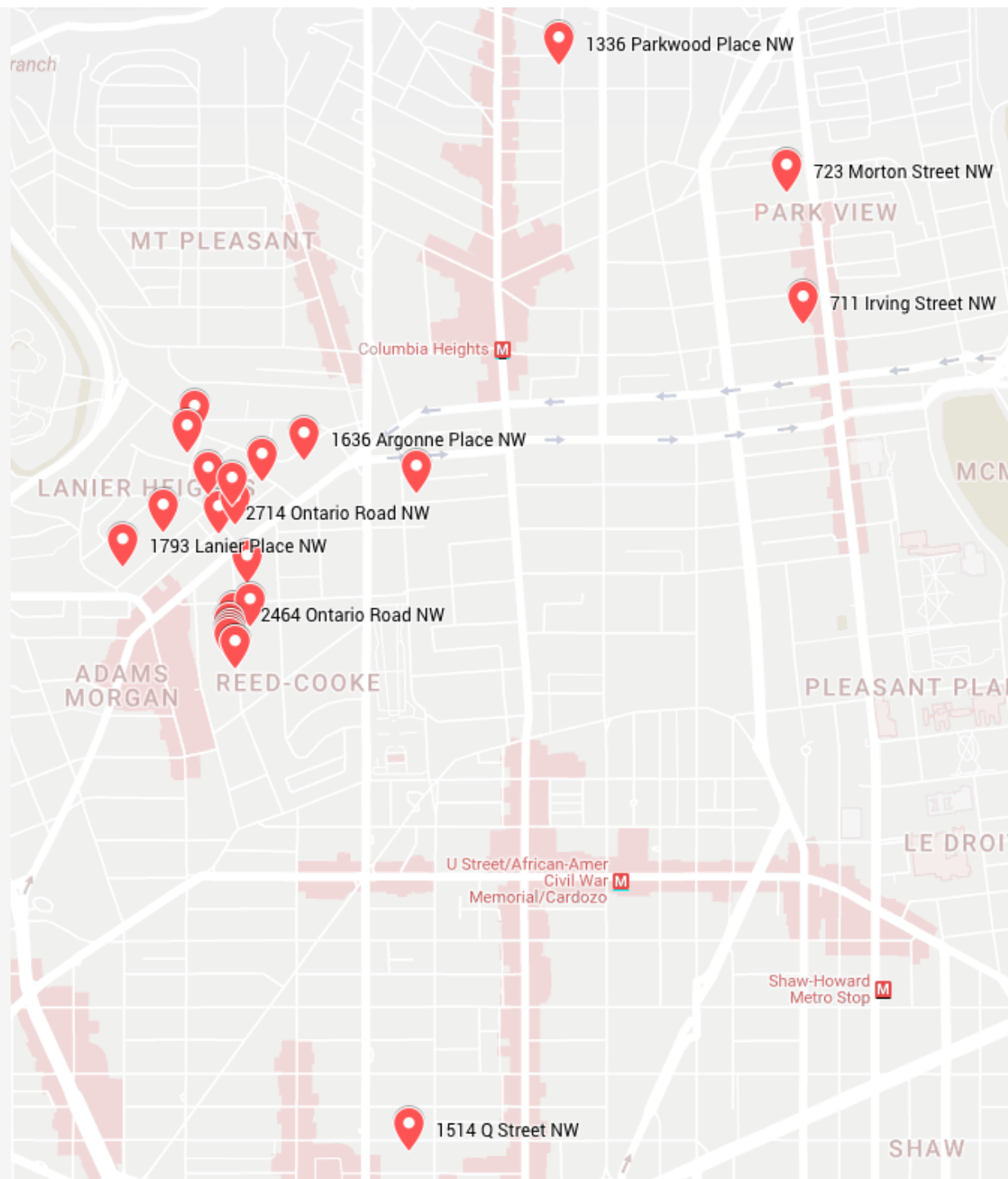
Basement/Cellar Manipulations: 3'11" v. 4'

1 Inch Change = 900 SF Not Counted in FAR



Quick Inventory of Cellar Issues

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
2515 Ontario Road NW
2435 Ontario Road NW
2456 Ontario Road NW
2450 Ontario Road NW
2448 Ontario Road NW
2446 Ontario Road NW
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2434 Ontario Road NW
2432 Ontario Road NW
723 Morton Street NW
1422 Euclid Street NW
2519 Ontario Road NW
1706 V Street NW



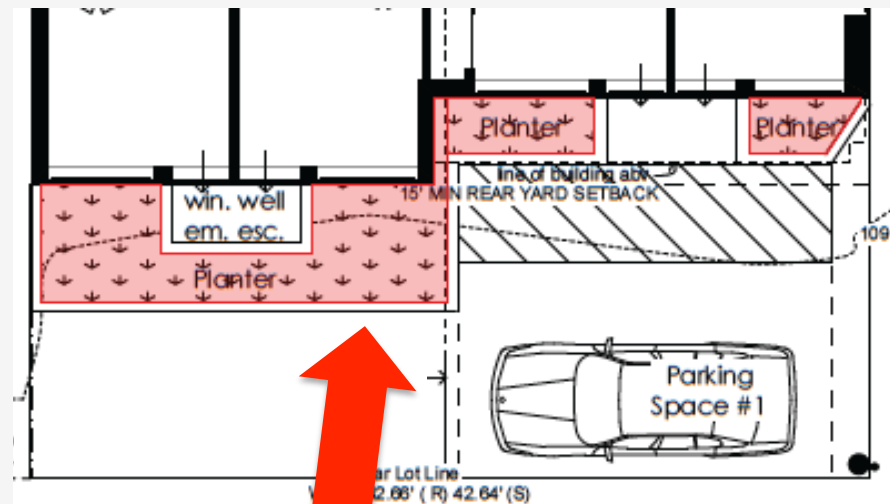
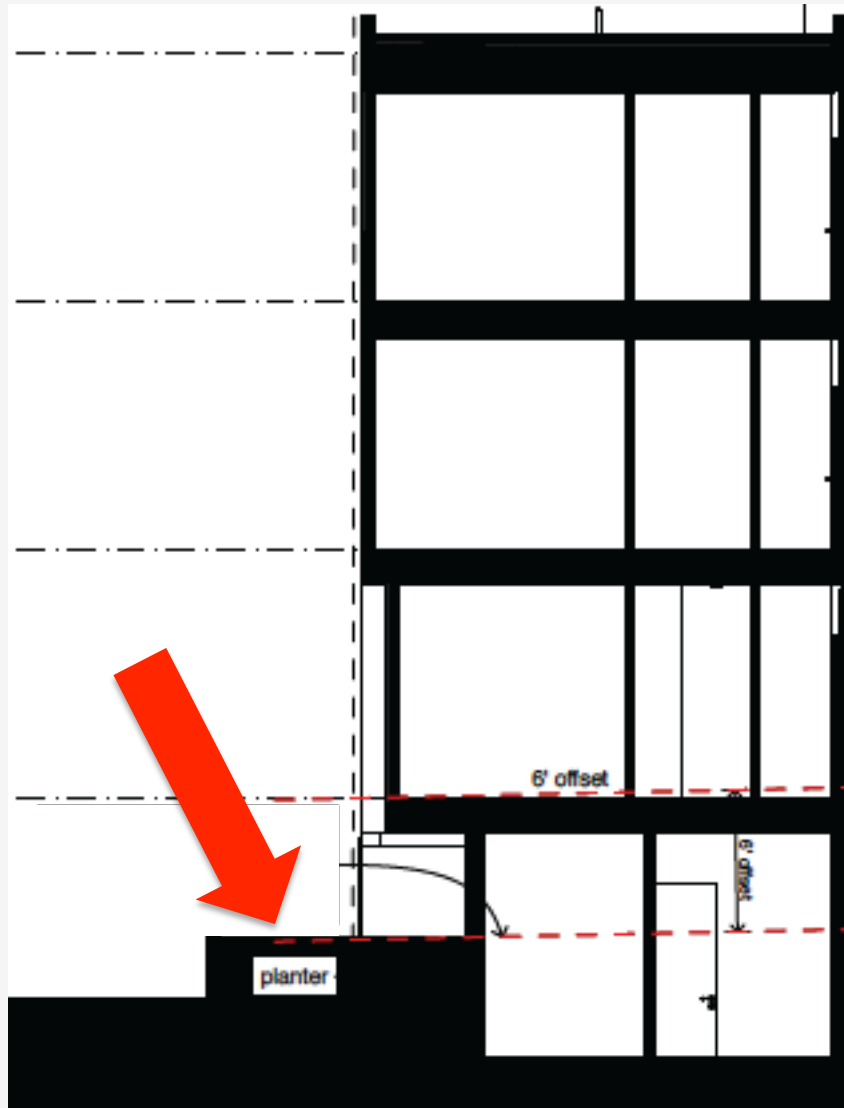
Example

Adjacent Finished Grade Inside Building



Example

New Raised Planter as Grade



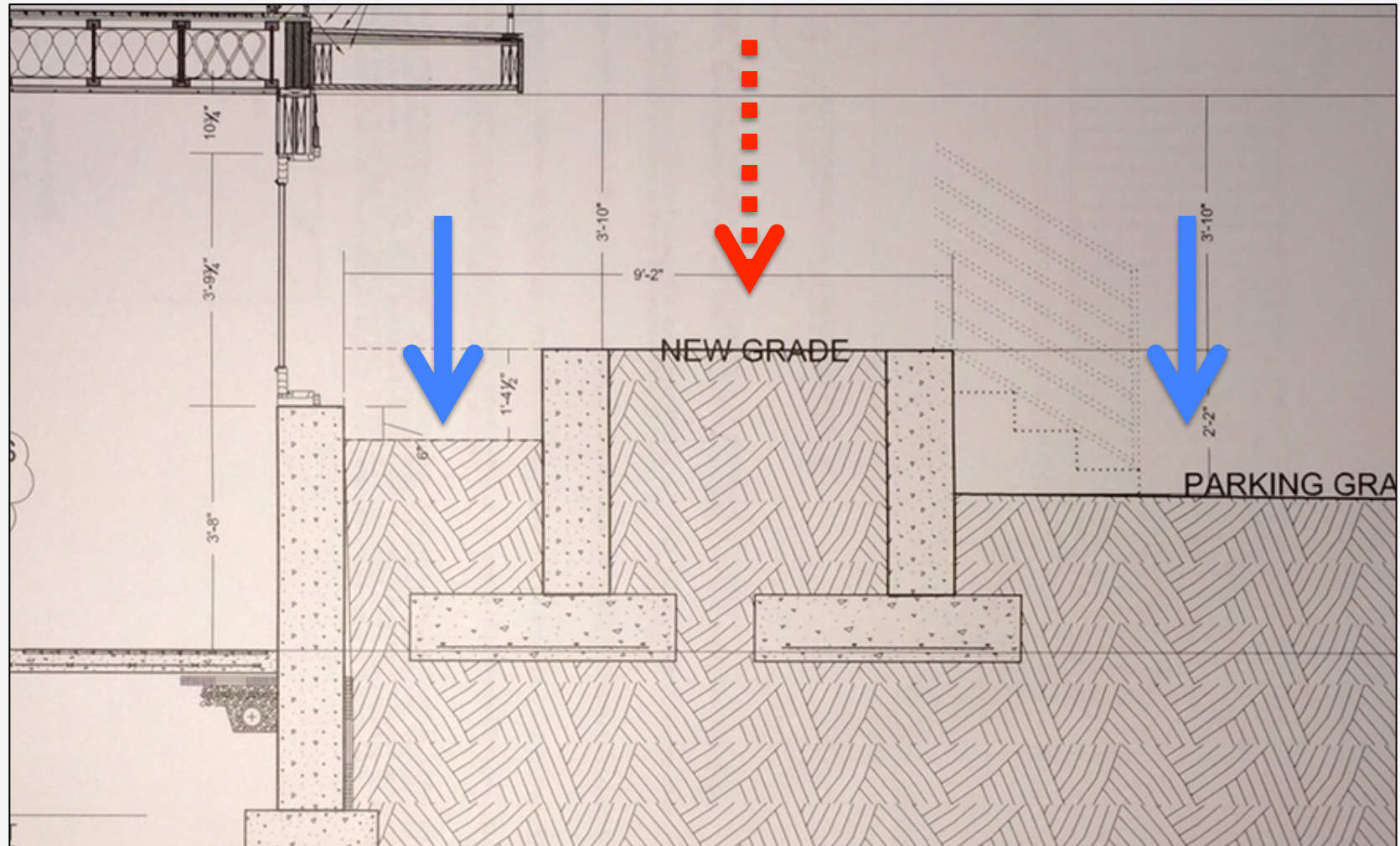
Example

Grade Put on Top of New Planter



Example

Bump Up to Create New Adjacent Finished Grade



Example

Existing Grade Used Then Removed



Example

Retaining Wall Added to Raise Grade

