



ADVISORY NEIGHBORHOOD COMMISSION 8A
Government of the District of Columbia
Anacostia/ Fairlawn/ Hillsdale/ Sheridan

Executive Officers

December 1, 2018

Troy Donté Prestwood
Chairman

Anthony J. Hood
Chairperson

T'Chaka Sapp
Vice Chair

DC Office of Zoning
441 4th Street, NW, Suite 200S
Washington, DC 20001

Terri Acker
Treasurer

Greta Fuller
Secretary

Via Email and Interactive Zoning Information System

Commissioners

RE: Notice of Proposed Rulemaking: Z.C. Case No. 17-23 (Office of Planning- Text Amendments to Sub Amendments Subtitles A, B, C, D, E, F, K, and U-for Side Yards)

Holly Muhammad
SMD 8A01

Dear Chairman Hood:

Barbara J. Clark
SMD 8A02

At its properly noticed meeting on November 13, 2018, with a quorum of 6 Commissioners present, Advisory Neighborhood Commission (ANC) 8A voted

Terri Acker
SMD 8A03

Unanimously submit comments on the **Notice of Proposed Rulemaking: Z.C. Case No. 17-23 (Office of Planning- Text Amendments to Sub Amendments Subtitles A, B, C, D, E, F, K, and U-for Side Yards).**

Troy Donte' Prestwood
SMD 8A04

Travon Hawkins
SMD 8A05

ANC 8A has concerns regarding Zoning Commission case number 17-23: Office of Planning -Text Amendments Subtitles A, B, C, D, E, F, K, and U-for Side Yards, ("Text Amendment"). Specifically, ANC 8A is concerned about potential **undue hardship** to existing homeowners resulting from the adoption of the proposed Text Amendment. ANC 8A is asking the Zoning Commission to **reject** any language that would eliminate a side yard requirement as a matter-of-right for semi-detached row house structures in a Residential Flat zone *when* the state of being detached is *solely* based on the definition of building on the lot line, as is currently proposed.

Greta Fuller
SMD 8A06

T'Chaka Sapp
SMD 8A07

ANC 8A welcomes responsible development and developers who seek to be both a good neighbor and good stewards in our community. As such, we have met with several developers seeking relief from side-yard variances (see BZA cases 19735, 19736 and pending cases 19866 and 19901). While we support efforts of the District to develop abandoned/dilapidated homes and vacant lots, ANC 8A shares similar concerns as those expressed in Advisory Neighborhood Commission 1D's resolution, dated March 20, 2018, which was submitted to the Zoning Commission to document the following concerns: *problems with access to home maintenance (such as painting) and foundation repairs unless by the intrusion onto the neighboring property).*

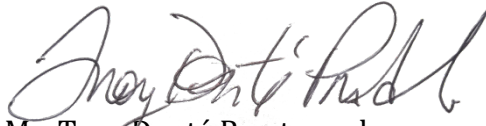
In addition, like ANC 1D, ANC 8A has a historic district; ANC 8A believes there are special considerations that should be enforced to ensure long-standing residents in historic homes, many of which have narrow side yards, are not negatively impacted by the passage of the proposed Text Amendment.

ANC 8A further request the Zoning Commission mandate a row house "end unit" should be required to have a five-foot side yard; except in instances where an extension of the row house becomes impractical for the construction of a dwelling.

We believe there must be a respectable balance between the need for development and considerations of existing residents to ensure new development does not cause undue hardship for resident(s) adjacent to a proposed development site.

Thank you for the opportunity to provide this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Donté Prestwood". The signature is fluid and cursive, written over a faint, illegible stamp.

Mr. Troy Donté Prestwood
Chairman
Advisory Neighborhood Commission 8A