GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Office of the Director

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MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Stanley Jackson
Director

DATE: OCT 19 2004

SUBJECT: Zoning Commission Case No. 04-16 – Proposed Text Amendment to Create the Takoma Neighborhood Community Overlay Zone and Map Amendment to Map Overlay

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As requested in an Office of Planning memorandum of September 29, 2004, the Department of Housing and Community Development (DHCD) has reviewed the above refcrenced Zoning Commission Case, supports approval of the proposed Text Amendment to create the Takoma Neighborhood Community Overlay Zone and Map Amendment to the Map Overlay, and offers the following reasons in support based upon the specific information presented in the application:

1. The Text Amendment was initiated in follow-up to approval on June 4, 2002 by the Council of the District of Columbia of the Takoma Central District Plan (Resolution 14-460).
2. The Text Amendment extends the controls and incentives in current Zoning Regulations for other Neighborhood Commercial Overlay Districts to the new proposed Takoma Neighborhood Community Overlay Zone.
3. The proposed Text Amendment establishes a new definition for "clear height" as meaning essentially unobstructed distance from one floor and the underside of the floor above and establishes a minimum ground floor "clear height" of 14 feet for new buildings and ground floor additions. The 14 feet ground floor clear height will better accommodate present day retail uses designated in the Neighborhood Community Overlay Districts.
4. The Text Amendment provides an incentive for the 14 feet clear height ground floors by increasing the allowable building height from 50 feet to 55 feet for buildings that have a 14 feet clear height ground floor.

ZONING COMMISSION
District of Columbia
CASE NO. 04-16
EXHIBIT NO. 7

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5. The proposed Takoma Neighborhood Community Overlay District would include properties in the C-2-A zone on 4th Street NW, Blair Road NW, Cedar Street NW and Carroll Street NW generally around the Takoma Metro Station.

Government Of The District Of Columbia
Office Of Planning

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Facsimile Transmittal Sheet

To: Elaine Booth	**From:** ARTHUR JACKSON
Company: OFFICE OF ZONING	**Date:** OCTOBER 22, 2004
Fax Number: 727-6072	**Number Of Pages Including Cover:** 3
Phone Number: 727-6311	**Sender's Phone Number:** 202-442-8809

Re: AGENCY RESPONSE CONCERNING ZC APPLICATION NO. 04-16

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Please add the attached response to the public record. Contact me at 442-8809 with questions.

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