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October 12, 2005

The Honorable Carol Mitten, Chairperson, and Members
Zoning Commission of the District of Columbia
One Judiciary Square, Suite 210-South
441 Fourth Street, NW
Washington, DC 20001

Re Further Processing of ZC Case No 05-02 – Residential Recreation Space and Overall
Case Load of the Board of Zoning Adjustment

Dear Chairperson Mitten and Members of the Commission

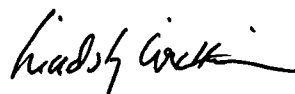
This letter is prompted by that of Jacques dePuy to you dated October 3, 2005, and serves, in part, to associate myself with the course it recommends you follow to set establish a date at which to hear the question about repealing the existing regulations relating to residential recreation space ("RRS")

However, I would like to provide an additional reason for doing so to those set out in his letter the growing case load of the Board of Zoning Adjustment It is my understanding that cases filed at this moment are not likely to be heard for seven-eight months (October 2005 to May 2006), with a decision in complex or contested cases taking time after that before the Board can decide the case and issue the Order While there are not many cases that are heard exclusively to address RRS issues, at least one such case is now pending Each such pure case takes time for the applicant, the Board, the Office of Planning, and the surrounding community – needlessly in my view And, when RRS is just one of several zoning issues, that alone requires additional effort, fees, analysis and consideration Given the growing BZA case load, it seems reasonable to take whatever measures are justified to reduce the case load to questions that really matter **I urge you to take up both the question of RRS and the growing BZA case load during the upcoming October meeting agenda.**

Moreover, by this letter, I want to remind the Commission that a small portion of the RRS case when set down earlier focused on making a small change to the penthouse rules proposing to add other recreational functions on the roof to those that a "toilet" might serve (currently just a swimming pool) Thus, you could and should decide (from testimony and evidence in the existing case record) if "toilet" might better be expressed as "lavatory" so as to include a sink for hand washing or even to allow "showers" that would be accessory to a swimming pool or other recreational facilities whose nature would benefit from having convenient showers for use prior to or subsequent to using the facility itself **I urge you to place this topic on the agenda of a future meeting for decision, as there is no reason for this change to be held hostage to whatever is ultimately determined as to final rules in the RRS case**

Thank you for considering this letter, its observations and suggestions

Respectfully,



Lindsley Williams

~~PLANNING COMMISSION~~
~~District of Columbia~~

Cc Jacques dePuy, Esq
Ellen McCarthy, Office of Planning

CASE NO. 05-02
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 25
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