

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown and Hillandale

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September 5, 2007

Ms. Sharon Schellin
Secretary, Zoning Commission
Office of Zoning
441 Fourth Street, N.W., Suite 210-S
Washington, DC 20001

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RE: Z.C. Case No. 07-15

Dear Ms. Schellin:

ANC 2E appreciates the opportunity to comment on the proposed rulemaking in Zoning Case 07-15 as published in the August 10, 2007, DC Register. This item was on the agenda of our regularly scheduled public meeting held September 4, 2007, which was duly noticed and attended by six of our seven commissioners. After discussion the following motion was unanimously passed by the Commission:

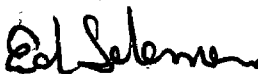
ANC 2E asks the Zoning Commission to reconsider the proposed rulemaking in Zoning Case 07-15. We are troubled about the impact on density in our community, and we are concerned about rule changes that would further imperil open space in our residential neighborhoods. The expansion of current provisions for attached garages not only to detached garages but to any manner and number of accessory structure is unwise. The proposed rule does not even attempt to clarify that the additional structure(s) cannot be used for living quarters.

We also ask the Zoning Commission to retain the distinction in R-3 and R-4 zones between rowhouses and semidetached or detached buildings. Extending to 70% the permissible lot coverage at the same time you are lifting requirements for side yards, and rear yards is sure to result in a flood of requests for accessory building by special exception, further eroding open space and adding to the density of development.

ANC 2E formally asks the Zoning Commission to withdraw the proposed rule in its present form.

We have filed our comments in due time and know that ANC 2E will receive "great weight" in your deliberations. Thank you and if any questions please call our office at 338-7427.

Sincerely,



Ed Solomon
Chair, ANC 2E

ZONING COMMISSION
District of Columbia (ORIG)

CASE NO. 07-15

EXHIBIT NO. 12

COMMISSIONERS:

Ed Solomon, District 1 Ron Lewis, District 2 Bill Skelsey, District 3 Jenna Lowenstein, District 4
Bill Starrels, District 5 Tom Birch, District 6 Charles Eason, District 7

ZONING COMMISSION
District of Columbia
CASE NO. 07-15
EXHIBIT NO. 12