

Comments of Gale Barron Black, ANC 4A08

RECEIVED
D.C. OFFICE OF ZONING

as ANC single member commissioner for Crestwood
regarding ZRR Case No. 08-06A

OCT 28, 2013

Gale Barron Black

2013 OCT 30 PM 3:38

Do NOT PERMIT THE BOARD to modify or
"Waive" the requirements. Example 1605.4.

1. EXCEPTIONS - Provide for public notice of such exceptions if relevant.
2. AMBIGUITIES - RECONCILE Subtitle C + D regarding residential use
3. ALLEYS - City needs to follow street and alley closing act before it converts the use of a public alley.
- City should maintain a list of all public spaces, including streets and alleys. Chapter 14
4. LODGING AS ACCESSORY USE - DISAGREE WITH BOARDERS + 1600.5
5. HEIGHT - HAVE AN ABSOLUTE HEIGHT LIMIT FOR RESIDENTIAL BUILDINGS. USE C502.4 language
6. FRONT SET BACKS - WE MAY WANT MORE FLEXIBILITY FOR CERTAIN BLOCKS. AN OVERLAY MAY BE SOUGHT FOR Crestwood to keep low density, residential area
7. SIDE YARDS - Preserve 8 ft. side in R1, R2
STRIKE 1301.2
8. TREES - NEEDS MORE OF AN EXPLANATION, SEEMS UNWISE + BURDEWSOME
9. # OF UNITS - HOLD STEADY AND NO NEW NON-RESIDENTIAL USES PERMITTED BY RIGHT IF NOT IN PLACE AS OF JAN. 1, 2013
10. FAMILY - SINGLE FAMILY - PRESERVE CONCEPT AND TERM -
11. PARKING - DELETE ^{ALL} RESTRICTIONS ON PARKING
STRIKE C1902
12. ACCESSORY DWELLINGS - INTERIOR ONLY WITH D1606 CONDITIONS
STRIKE 801.3, 801.4, 801.8
13. ACCESSORY - NO GARAGE / EXTERIOR UNITS
THIS SHOULD REQUIRE SPECIAL EXCEPTION
14. PRESERVING NEIGHBORHOOD CHARACTER - IF NON COMMERCIAL, KEEP NON COMMERCIAL