



The Woodley Park Community Association



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Prepared Testimony of Dr. Peter W. Brusoe, President Woodley Park Community Association November 6, 2013 Before the DC Zoning Commission On Residential House (R) Zones

Chairman Hood, Vice-Chairman Cohen, my name is Peter Brusoe and I serve as the President of the Woodley Park Community Association. The Woodley Park Community Association represents over 6,000 DC residents residing in the Woodley Park neighborhood. Our community is unique in that it covers a variety of zoning including a number of different kinds of residential, historical, and the Woodley Park Neighborhood Commercial Overlay District.

The subject of this hearing focuses on residential zones. Currently our community includes almost every type of zoning from R-1-B to R-5-E. We generally support the changes proposed by the Office of Planning as we feel that they bring the zoning law into the 21st century.

I want to focus for a minute on accessory apartments. This issue has been an ongoing one for the community association. As you can see from the attached letter sent to the Office of Planning on May 7, 2012 the association has supported relaxing the rules on accessory apartments. We hope that the Commission will listen to the community and the residents most affected by this change and permit these units in neighborhoods like ours. Given the number of row houses in our community, we support the change proposed in the erratum in OP's Hearing Report on Subtitle D that reduces the minimum lot size to permit an accessory apartment to 2,000 sqft for R-3, as a 4,000 sqft minimum would effectively prohibit them in our neighborhood. We also want to stress that we feel that the zoning for row houses should be uniform across all of Woodley Park. In the past different sides of Connecticut Avenue were treated differently.

This change in accessory apartment regulation allows equitable treatment for residents while also allowing for increased density in areas that are best able to support the density.

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ZONING COMMISSION
District of Columbia
CASE NO.08-06A
EXHIBIT NO.242



P.O. Box 4852
Washington, D.C. 20008
May 7, 2012

Ms. Jennifer Steingasser
Deputy Director, Office of Planning
1100 Fourth St, SW Suite E650
Washington, DC 20024

Dear Ms. Steingasser:

The Executive Committee of the Woodley Park Community Association (WPCA) urges to you modify the proposed rules concerning accessory dwelling units in your office's draft zoning regulations.

The area covered by the WPCA includes the Woodley Park commercial strip and virtually every type of residential zone, from R-1-B to R-5-E. Several blocks west of Connecticut Avenue are currently zoned R-3, which will become R-14 in the February 17, 2012 draft version of the revised regulations. The residents of this area would be the only ones not allowed to have accessory dwelling units (ADU) on their properties as a matter of right and who would have to seek special exception relief from the Board of Zoning Adjustment. This is both illogical and not equitable.

The February 17, 2012 draft version proposes to relax the rules for where ADUs will be permitted, and we support the direction of these changes. In R-1 and R-2 zones, you propose that ADUs should be permitted as a matter of right either in the main building or in a secondary structure if certain conditions are met. However, you propose a stricter rule for R-3 zones, which are generally supposed to be more developed than R-1 and R-2 zones. We do not understand why you would allow ADUs in less dense zones and prohibit them without special approval in a more dense zone.

We are not concerned about ADUs' adding density in this part of the neighborhood. This area is within, at most, a couple of blocks of Connecticut Avenue or other areas zoned R-5. Some of the blocks in question are now partly zoned R-5. Adding a few ADUs would not produce any noticeable negative effects to the area.

Allowing ADUs without the necessity of a BZA process would bring benefits, however. This area is adjacent to the Woodley Park Metrorail stop where the Comprehensive Plan envisions growth. A greater density of people in the area will help support the neighborhood businesses in the commercial strip. Allowing older residents to rent out a basement apartment will facilitate aging in place as well as enhance revenues to both the owner and the larger community.

Again, we urge you to permit ADUs in this area (and in all residential zones) as a matter of right and would welcome the opportunity to discuss this with you or with your staff.

Very truly yours,

William B. Menczer, President
Woodley Park Community Association

Cc: Arlova Jackson, OP
Dan Emerine, OP