

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Zoning



March 14, 2014

The Honorable Jim Graham
DC City Council
1350 Pennsylvania Avenue, NW, Suite 105
Washington, DC 20004

Re: Zoning Regulations Review – “Pop Ups”

Dear Councilmember Graham:

The Office of Zoning (OZ) is writing to update you on the status of “Pop Ups” as they relate to the Zoning Regulation Review (ZRR).

As you know, the Zoning Commission has demonstrated its commitment to determining whether there is an appropriate way to address this issue in the new zoning regulations. Following public testimony on November 6, 2013, the Commission asked questions of the Office of Planning (OP) pertaining to Pop-Ups, including questions about the idea of design review. As a result of this conversation, OP committed to submit regulatory options for the Commission to consider as part of the revisions to the zoning regulations.

OP has advised the OZ that they are reviewing ways to address inappropriate upper additions through development standards such as upper floor setbacks and changes to permitted heights, and by creating applicable guidelines for these additions that respect neighborhood character. As a companion to the regulations, guidelines would be developed and posted on their website as a resource along with best practices for achieving compatibility.

In addition, they advised that through the current proposed revisions to the zoning regulations, there is a proposal to reduce the maximum permitted height of penthouses in rowhouse zones from 18 feet 6 inches to a maximum height of 10 feet; and that there is a proposal for two new residential zones that would limit the amount of dwelling units to 3 and 4 units, which would help relieve the economic lure to overdevelop larger row homes. Lastly, they committed to continue to research other possible proposals.

OZ will make sure it forwards any information it receives concerning “Pop-Ups” to your office. If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Sara Bardin
Director

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

ZONING COMMISSION
District of Columbia
CASE NO.08-06A
EXHIBIT NO.679