

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40486
Palisades Station
Washington, D.C. 20016

Anthony J. Hood, Chairman
DC Zoning Commission
441 4th Street NW
Room 200S
Washington, DC 20001

**RE: ANC 3D Resolution that R-5-A zone districts be removed from Subtitle F and placed
instead in the R-2 through R-4 residential zones**

Dear Mr. Hood:

At its regularly scheduled meeting on Wednesday, August 6, with a quorum present at all times, Advisory Neighborhood Commission (ANC) 3D voted 5-0 to support the attached resolution.

Sincerely,



Gayle Trotter
Chair, ANC 3D

Cc:

Ellen M. McCarthy
Acting Director, Office of Planning

Mr. Lloyd Jordan, Chairperson
Board of Zoning Adjustment

Councilmember Phil Mendelson

Councilmember David Catania

Councilmember Vincent Orange

Councilmember David Grosso

Councilmember Anita Bonds

Councilmember Jim Graham

Councilmember Jack Evans

Councilmember Mary M. Cheh

Councilmember Muriel Bowser

Councilmember Kenyan McDuffie

Councilmember Tommy Wells

Councilmember Yvette Alexander

Councilmember Marion Barry

ANC 3D Resolution On Zoning

Whereas, the current R-5 districts are residence districts designed to permit flexibility of design by permitting in a single district all types of urban residential development provided it conforms to the height, density, and area requirements established for these districts;

Whereas, in the R-5-A residential districts only a low height and density shall be permitted;

Whereas, Subtitle F, Chapter 2: Apartment Zone-Group 1 of the ZRR draft regulations proposes to change R-5-A zone districts into an apartment zone (A-1); and

Whereas, an objective of the ZRR is to simplify and better organize the city's zoning code;

Whereas, the low density residential housing that would be allowed under A-1 is more compatible and consistent with the low density housing in R-2 through R-4 districts; and

Whereas, ANC 3D is concerned with the loss of historical diverse older R-5-A single family residential neighborhoods, which offer a diversity of housing mix, give the city's neighborhoods unique architectural identity, and preserve neighborhood character; and

Whereas, ANC 3D is concerned that categorizing this housing in the A-1 zone may upset the balance of housing in what are now R-5-A districts by indirectly or unintentionally encouraging transformation of single family housing units into multi-family dwelling structures;

Therefore, be it resolved, that ANC 3D recommends that R-5-A zone districts be removed from Subtitle F and placed instead in the subtitle addressing residential zones, as an R-5 residential zone.

Be it further resolved, the ANC 3D chair or the Commission's alternative designee shall testify before the Zoning Commission on behalf of ANC 3D on this matter and that this resolution be circulated broadly within DC government, including the Office of Planning, the Zoning Commission, and members of the DC Council, and other individuals and agencies as considered appropriate by the Chair.