



Government of the District of Columbia

Advisory Neighborhood Commission 6C

November 21, 2013

Ms. Sara Bardin, Director
D.C. Zoning Commission
D.C. Office of Zoning
441 Fourth Street N.W. Suite 200 S
Washington, D.C. 20001

Re: Case # 08-06A, Subtitle E, ANC 6C recommendations regarding proposed changes to D.C. zoning regulations

Dear Ms. Bardin:

On November 13, 2013, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of 6 out of 6 commissioners and the public present, the above-mentioned matter came before us. The commissioners had discussed proposed zoning regulations on three previous occasions at public meetings in October. On November 5 ANC 6C sent a letter (attached) requesting that the record be held open to allow ANC 6C to complete its review of the proposed changes and how they would affect the citizens we represent.

ANC 6C recommendations are as follows:

1. *Subtitle E, section 801*, The commissioners voted to support the amendments proposed in chapter 8, but noted that section 801.4(b) needs to be revised to include the construction of a new accessory building for residential purposes (in order to correspond to section 1201.2(b)).
2. *Subtitle E, section 901*, alley lots—The commissioners voted to disapprove 100% lot occupancy for all alley lots. Rather, a gradual change in lot occupancy based on lot size is recommended: 100% lot occupancy for a lot of 900 square feet or less; a percentage reduction equal to 2% per 45 feet above 900 square feet up to 1800 square feet; and 60% for lots of 1800sf and larger.

Reasons for this recommendation include the excessive lot occupancy permitted under the proposal, and the undesirable “stairstep” effect of sharply reducing allowable lot occupancy at specific lot area thresholds. Also, an error was pointed out in the zoning proposal text: a requirement of 10% pervious surface is inconsistent with 100% lot occupancy.

3. *Subtitle E, sections 1101.1(e) and 1106*, residential flat zones—The corner store provisions should be modified to require a special exception in all cases (as opposed to allowing a fresh food market/grocery store as a matter of right subject to several conditions).

If there are any questions regarding these recommendations, please contact Commissioner Mark Eckenwiler who chairs our ANC 6C Planning, Zoning, and Environment Committee. He can be reached at 6C04@anc.dc.gov.

Thank you for giving great weight to the recommendations of ANC 6C.

On behalf of ANC 6C,



Karen Wirt
ANC 6C chair

Attachment: November 5 letter
requesting the record be held open



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November 5, 2013

Ms. Sara Bardin, Director
D.C. Zoning Commission
D.C. Office of Zoning
441 Fourth Street N.W. Suite 200 S
Washington, D.C. 20001

Re: Title 11, Zoning Regulations – Comprehensive Text Revisions, ZC Case # 08-06A

Dear Ms. Bardin:

On October 30, 2013, at a duly noticed, specially scheduled, meeting of ANC 6C, with a quorum of 4 out of 6 commissioners and the public present, the above-mentioned matter came before us. This meeting was the third special meeting ANC 6C scheduled to review the proposed zoning changes.

Although we have covered a number of sections of the proposed regulations, because of the length and complexity of the document we still have some remaining sections to address, and we cannot possibly finish up between now and November 14. Thus the commissioners voted unanimously at the ANC 6C October 30 meeting to request an extension in the deadline for submission of comments or to ask that the record be held open to allow this ANC to finish its review of items that affect our community.

Thank you for giving great weight to the recommendations of ANC 6C.

On behalf of ANC 6C,

Karen Wirt
ANC 6C chair