

Subtitle C

Further Written Testimony by John O. Forrer, 1714 Hoban Road NW, Washington DC 20007

In my original written testimony, and in my oral testimony on November 5, 2013, I made the following suggestions:

1. There should be a single point for determining whether the lower level of a house is a basement or a cellar for purposes of determining whether it is or is not to be counted as a story, and that single point should be the Building Height Measurement Point (BHMP). I now see that this suggestion has been covered in C504.1.
2. The term "Building Height, Residential Zones" either should be eliminated, so as to avoid conflicts with the detailed rules for height measurement set forth in C502, or it should say nothing of substance and instead should refer to C502. I repeat this suggestion.
3. Section C 507.1(b) should be modified so that the 25% width limitation applies only to dormers on the front of the house and not to dormers on the other three sides. I repeat this suggestion.
4. Adjustments to the natural grade at the mid-point of the front façade which are needed in order to fit the house to a sloping lot should be treated as the "existing grade" when determining the BHMP. I urge that the second sentence of C502.3 be changed to reflect this important provision.

I would now like to offer the following additional suggestions with regard to Subtitle C:

5. When determining the BHMP, do not substitute the mid-point of the front lot line for the mid-point of the front façade of the house as suggested by ANC 3/4G. This might be a workable alternative for flat lots, but it would be unworkable for lots in hilly neighborhoods and thus it should not be the general definition of BHMP.
6. Rather than eliminate C502.5 and have the height of all houses measured to their highest point as recommend by ANC 3/4G, I suggest that the application of C502.5 be limited to houses whose front roof is either a hip (slope from front to rear) or a single gable (slopes from sides to peak), or both, with a minimum slope or slopes of 6:12 and a maximum slope or slopes of 14:12. Houses with moderate roof slopes both admit more light to the street and appear less tall when viewed from the street, so it is appropriate to measure their height to the midpoint between highest eave and peak. Houses with steeper roof slopes, including so-called mansard style roofs which are almost but not quite vertical in front and then flat or nearly flat on top, block just as much light and appear just as tall as houses with vertical fronts and flat roofs, so their height should be measured to the peak.
7. One of the biggest concerns of many single family detached neighborhoods in which all of the houses have historically had moderate front roof slopes is the intrusion of houses with 3 story rectangular vertical front facades. Even with the advantage in height measurement afforded by