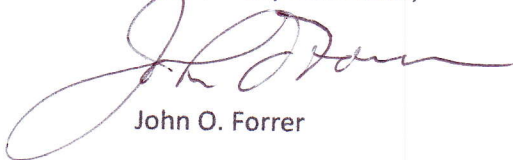


C502.5 if modified as recommended in #6 above, it would be very difficult to preclude such 3 story flat front houses solely by regulating maximum building height. Therefore, consideration should be given to establishing a separate limit on the height of the front wall plate or eave of a house, thereby enabling neighborhoods which create customized zones to set a maximum height for the front wall plate or eave which would eliminate the possibility of 3 story rectangular vertical fronts without undesirably limiting the height of the peaks of the houses in the neighborhood.

8. Clarify the definition of a "story" in Subtitle B, and the rules for determining the number of stories as set forth in C504 (which section should be cross-referenced in the definition), so that the area between the top ceiling and the underside of the roof framing is not considered a story if the greatest vertical distance between the top ceiling and the roof framing is less than 6 feet. This change is suggested in order that it be clear that if the ceiling of the top habitable level of a house is flat for a portion of the area under a sloping roof, the resulting space between that ceiling, or floor boards placed on top of the horizontal rafters holding that ceiling, and the underside of the roof framing is not to be considered a story if it is not high enough to be used as living space even though it is potentially usable as a storage area.
9. In the current proposals, house width in single family detached residential zones for moderately sized lots is controlled by a minimum side yard setback of 8 feet. This 8 foot minimum is adequate for existing lots, but in many cases it would not be adequate if two existing lots are combined and a single house is built on the combined lot. Therefore, consideration should be given to one of two solutions to this problem, either city-wide or as part of a customized zone:
 - a. Make the combining of any lots require a special exception or variance, thereby allowing impacted neighbors, neighborhood associations and ANCs to be involved in the decision concerning whether the lots should be allowed to be combined, and if so what additional side setbacks or other restrictions, if any, should be imposed on the new wide lot, or
 - b. Make the minimum side setback be 8 feet plus perhaps 25% of any width in excess of say 90 feet. This would still allow a single house on the double lot to be significantly wider than houses on single lots in the same neighborhood, but it would provide much more open space between the new wider house and its neighbors, and thus it would minimize the impact of the wider house on the character of the neighborhood.

Respectfully submitted,



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