

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



November 25, 2025

**Via E-Mail:**

Marcel Acosta  
Executive Director  
National Capital Planning Commission  
401 9th Street, N.W., Suite 500  
Washington, D.C. 20004

**Re: Notice of Emergency and Proposed Rulemaking: Z.C. Case No. 12-08E (Office of Planning – Text Amendment to Subtitle K § 605.1, Front Setback)**

Dear Mr. Acosta:

Please find attached a courtesy copy of the emergency and proposed rulemaking for the above-referenced case. The ZC took action to adopt the enclosed at its meeting held on November 20, 2025.

The rulemaking will be published in the *D.C. Register* on November 25, 2025, for a 30-day comment period. A public hearing has been scheduled for Thursday, February 19, 2025. Final action could occur as early as at the conclusion of the hearing.

The proposed decision of the Commission to approve the above-mentioned cases are referred to the National Capital Planning Commission (NCPC) for review and comment, pursuant to the District of Columbia Home Rule Act of 1973, as amended, 87 Stat. 790, Pub. L. No. 93-198, D.C. Code Section 1-201 et seq.

If you have any questions, contact me at the Office of Zoning on (202) 727-0340.

Sincerely,

\_\_\_\_\_  
Ella Ackerman for \_\_\_\_\_  
Sharon S. Schellin  
Secretary to the Zoning Commission

cc: Diane Sullivan (via e-mail)  
Matt Flis (via e-mail)  
Stephanie Free (via e-mail)  
Johanna McCrehan (via e-mail)