



## Advisory Neighborhood Commission 4B

6856 Eastern Avenue, NW - Suite 314

Washington, DC 20012

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*Sara Green, ANC 4B01, Chairperson, Faith Wheeler, ANC 4B02, Vice Chairperson*

*Yvonne Jefferson, ANC 4B08, Secretary, Frederick Grant, ANC 4B03, Treasurer*

*Brenda Parks, ANC 4B04, Brenda Speaks, ANC 4B05, Ron Austin, ANC 4B06,*

*Judi Jones, ANC 4B07, Douglass Sloan, ANC 4B09*

February 6, 2015

Mr. Anthony Hood  
Chairperson  
D.C. Zoning Commission  
Office of Zoning  
One Judiciary Square  
441 4<sup>th</sup> Street N.W., Suite 200 South  
Washington, D.C. 20001

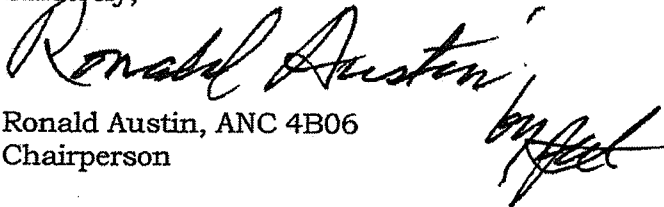
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D.C. OFFICE OF ZONING  
2015 FEB - 6 PM 4:02

Dear Chairperson Hood:

At a regular public meeting on February 5, 2015 (notice of which was properly given, and at which a quorum of eight of eight members was present) Advisory Neighborhood Commission 4B voted unanimously (8 yes, 0 no) to adopt the attached resolution making recommendations regarding ZC-14-11, Text Amendments to Chapters 1, 3, and 4, Definitions, Maximum Height and minimum Lot Dimension Requirements in Residence Zones, and R-4 Zone Use Permissions

The Commission submits this resolution under the provisions of DC Code 1-309.10(a) through 1-309.10(h)(1), which require, among other things, that Advisory Neighborhood Commission recommendations be given "great weight" by DC government agencies, that DC government agencies "articulate with particularity and precision the reasons why the Commission does or does not offer persuasive advice under the circumstances. In doing so, the government entity must articulate specific findings and conclusions with respect to each issue and concern raised by the Commission."

Sincerely,

  
Ronald Austin, ANC 4B06  
Chairperson

cc: Commissioners, ANC 4B  
Ms. Jennifer Steingasser, Office of Planning  
Ms. Tanya Stern, Office of Planning  
Ms. Sharon Schellin, Office of Zoning  
Ms. Donna Hanousek, Office of Zoning  
Mr. Gottlieb Simon, Office of Advisory Neighborhood Commissions

ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 192

ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 192



**Advisory Neighborhood Commission 4B**  
**Government of the District of Columbia**  
**6856 Eastern Avenue, NW - Suite 314**  
**Washington, DC 20012**

**RESOLUTION #15-0108**

**Recommendations to the Zoning Commission**  
**Regarding ZC 14-11, Text Amendments to Chapters 1,**  
**3, and 4, Definitions, Maximum Height and minimum**  
**Lot Dimension Requirements in Residence Zones, and**  
**R-4 Zone Use Permissions**  
**Adopted February 5, 2015**

Advisory Neighborhood Commission 4B (the Commission) takes note of the following:

- The Zoning Commission has held a public hearing considering text amendments to the Zoning Regulations proposed by the Office of Planning.
- These proposed amendments include changes that the Commission believes are responsive to concerns expressed by residents over the past several months.
- Residents of ANC 4C and ANC 4C03 have submitted a petition to the Zoning Commission supporting some of these proposed changes.

**RESOLVED:**

That Advisory Neighborhood Commission 4B supports the following proposed changes to the Zoning Regulations:

- 1) Require developers to obtain a special exception from the Zoning Commission to construct upper additions that extend the maximum building height to 40 feet. We understand that this proposed change will generally prevent the conversion of single-family homes to three or more unit condominiums without first obtaining approval by the Zoning Commission

- 2) To obtain a special exception from the Zoning Commission to build up to 40 feet, the developer must show that:
  - a. The planned development will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent property, in particular:
    - i) The light and air available to neighboring properties shall not be unduly affected;
    - ii) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and
    - iii) The resulting building or structure height, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.
  - b. The planned development will not have a substantially adverse effect on the defining architectural features of the building or result in the removal of such features.
- 3) Restrict the maximum height of deck structures (e.g. stairways, elevators, and housing for mechanical equipment) on row homes and one-family detached homes to 10 feet in height above the roof, reducing it from 18½ feet above the roof.

**FURTHER RESOLVED:**

- 4) The Commission strongly recommends that the Zoning Commission require that proposed projects in the R-5 zone must obtain a special exception when changing the character of the block, street and/or neighborhood by demolishing a structure and building a multi-family unit.
- 5) The Commission supports changes recommended by Congress that agree with and support the comprehensive plan for the District of Columbia.
- 6) The Commission recommends that all new zoning regulations for all residential zones be subject to a limited special exception so that developments inconsistent with these regulations will be reviewed and approved on an individual basis.

**FURTHER RESOLVED:**

That Commissioner Judi Jones, ANC 4B07, is hereby authorized to serve as the Commission's representative in all matters relating to this resolution.

**FURTHER RESOLVED:**

That, in the event the designated representative Commissioner cannot carry out her or his representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matter relating to this resolution.

**FURTHER RESOLVED:**

Consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

**ADOPTED** by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of eight of eight members was present) on February 5, 2015, by a vote of 8 yes, 0 no.