

From:
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Washington, D.C. 20011

To:
Ms. Donna Hanousek, Senior Zoning Specialist
Office of Zoning
202-727-6072 – Fax

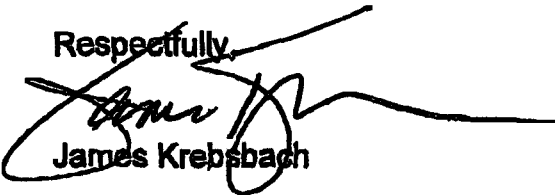
Dear Ms. Hanousek:

As a resident and homeowner in Ward 4, I want to take this opportunity to express my views on the new proposed regulations restricting pop-ups in the District of Columbia. I am very much in agreement that the zoning laws as they are now must be changed and am in favor of the following new proposals to restrict pop-ups:

1. Reduce the matter-of-right height from 40 to 35 feet. If a 40 foot height request is made for a single residential home it must have approval by the community through their ANC. A 40 foot height can be allowed if 3 or more rowhouses are constructed simultaneously.
2. A Mezzanine should count as a story in the main house or structure but not on accessory structures.
3. Single residential rowhouses can be converted into no more than 3 multiple units with the following restrictions: maximum height as a matter-of-right shall be 35 feet; a mezzanine shall count toward the maximum number of floors; there shall be 900 sq. feet of land area per dwelling unit and no more than 3 units shall be permitted; if a 4th unit is requested it shall be subject to IZ at 80% AMI; a conversion shall not result in the demolition of more than 30% of the gross floor area of the original structure; a rear addition shall not extend further the 10 feet past the rear wall of any adjacent residential row house; an upper floor addition shall not result in the removal or significant alteration of a roof top architectural element original to the house such as a turret or tower; an upper floor addition shall not block or impede the functioning of a chimney or other external vent required by any code on an adjacent property; an upper or rear addition shall not interfere with the operation of any adjacent or neighboring solar panel system.

I hope you and the other members of the zoning commission will approve these new proposed regulations. If approved, they will go a long way in protecting the integrity of our neighborhoods and the rights of homeowners.

Respectfully,



James Krebsbach

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