

1409 Shepherd St. NW  
Washington, DC 20011  
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[zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

Donna Hanousek  
Senior Zoning Specialist  
Office of Zoning

SUBJECT: Change in Zoning comments for the record submission.

Dear Ms. Hanousek;

I am writing in regards to the change in zoning height for R-4 district. That is:

- 1) Change the by-right height for a detached, semi-detached, rowhouse, or flat building in the R-4 district from forty feet (40 ft.) to thirty five feet (35 ft.);
- 2) Allow up to forty feet (40 ft.) by special exception subject to conditions;
- 3) Change the definition of mezzanine so it is included in the number of stories;
- 4) Limit the permission to convert buildings to multi-family to non-residential building to facilitate the adaptive reuse of non-residential buildings in the R-4

I concur with the aspect of wanting to change, and the recommendations are a start. However, there are still questions about the process and impacts that still needs to be addressed.

- 1) Impact to the Mayor's Sustainability program - Solar and land lighting for food source
- 2) DCRA does not have a process to monitor nor account for when parties of adjoining homes need arbitration for new constructions
- 3) I live 5 houses away from a PoP-UP/Bump Back, now my yard is impacted. Who's going to reimburse me for damages due to lack of sunlight for my mature lawn and landscape of 20 years?
- 4) Limiting the number of conversions of multi-family homes/row houses in neighborhoods

Overall, an accountability system needs to be put in place by DCRA, Zoning, DDOT, and Office of Environment.. Reduction in 5 ft is a start, but it does make a difference and it still impacts light and sun, and leaves no identifiable process by DC offices involved. Therefore, leaves the question, where is the "GREENEST area in DC" if the promotion the is the GREENEST City.

If there are any questions, please contact me at [fk291@yahoo.com](mailto:fk291@yahoo.com). Thank you.

Very respectfully,

*Fredia Banks*

Fredia Banks

ZONING COMMISSION  
District of Columbia  
CASE NO.14-11  
EXHIBIT NO.28

