

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

**TIME AND PLACE:**            **Thursday, November 17, 2016, @ 6:30 p.m.**  
   **Jerrily R. Kress Memorial Hearing Room**  
   **441 4th Street, N.W., Suite 220-S**  
   **Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Case No. 14-11B (Office of Planning – Text Amendment to the Zoning Regulations: Subtitle B, Definitions; Subtitle D, Zones R-3, R-13, R-17, and R-20; and Subtitle E, RF Zones)**

**THIS CASE IS OF INTEREST TO ALL ANCs**

The Office of Planning (OP), in a report dated April 29, 2016, petitioned the Zoning Commission for the District of Columbia (Commission) for text amendments to Subtitles B, D, and E of Title 11 DCMR (Zoning). These subtitles are part of the subtitles that constitute the Zoning Regulations pursuant to 11-A DCMR § 200.2.

At its regular public meeting held May 9, 2016, the Commission set down this case for a public hearing. The Office of Planning Report served as the Supplemental Filing then required by 11 DCMR § 3013 (now 11-Z DCMR § 501). The OP Report’s principally focused upon what it referred to as “Rear Additions” and proposed new sections with that title. In reviewing the format of Subtitles D and E, it was determined that the draft text should instead be added to the existing “Rear Yard” sections.

The proposed text amendments address concerns about excessively disproportionate rear extensions relative to adjoining row buildings. The language proposes to limit a matter-of-right rear extension, whether as an addition to an existing building or as new construction, to extending no more than 10 feet beyond the rear wall of an adjoining building and would allow a rear extension to extend further than 10 feet as a special exception.

The proposed language would be applicable in combination with the other existing development standards such as lot occupancy and rear yards, to regulate the overall development of a lot. The 10-foot rear wall limit could not be used to encroach into a required rear yard, to exceed lot occupancy or to reduce required pervious surface standards. The proposed language is limited to attached and semi-detached buildings because a detached building, including any rear addition, would be subject to side yard requirements.

Also considered as part of this case are amendments to the adopted text from case Z.C. Case No. 14-11 regarding conversions to apartment houses in the RF zones identified by the Zoning

**Do you need assistance to participate?** If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) five days in advance of the meeting. These services will be provided free of charge.

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