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November 23, 2014

**RE: Case No. 14-13, Text Amendment to the Zoning Regulations re: rooftop penthouses**

Dear Zoning Commission,

I write to you as a longtime District of Columbia area resident concerned about implications of proposed changes to our zoning laws, specifically the penthouse regulations proposed October 27, 2014.

It is ironic that this proposal, which arose in discussion of possible changes to the Height of Buildings Act of 1910, could jeopardize not only the very scenic and historic view sheds intended to be protected by the Buildings Act, but also neighborhood scale communities integral to the fabric of our city. Our beautiful city demonstrates the good job done by the Buildings Act in protecting views of and between the monumental core of the National Mall, Capitol, Jefferson and Lincoln Memorials, White House, and Washington Monument. Our existing zoning regulations overall have worked to allow us to enjoy low scale urban neighborhoods with views of the sky as we move around our daily lives.

The proposed penthouse regulations would allow not only livable 20 foot, 2-story additions to roofs citywide in C-2-A areas, but that such additions be on top of Planned Unit Developments that are themselves 15 feet tall. This potential height of 85 feet in areas adjacent to low density residential neighborhoods is entirely inappropriate. Our low scale neighborhoods would certainly evolve into constructed canyons and corridors.

Our city deserves more sophisticated analysis of the penthouse proposal with consideration of its very real destructive impacts on both our monumental core and low density neighborhoods.

Sincerely,

Kate Montague Perry

Kate Montague Perry
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ZONING COMMISSION
District of Columbia
CASE NO 14-13
EXHIBIT NO. 33

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