



AIA Washington DC

The Washington Chapter of the American Institute of Architects

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Anthony Hood
Chairman
DC Zoning Commission
441 4th Street NW, Suite 200 South
Washington, DC 20001

Re Zoning Case No 14-13

Dear Chairman Hood and the D C Zoning Commission

Thank you for the opportunity to comment on the proposed changes to non-low density residential penthouse regulations which address recent changes in the Federal law governing building height in Washington allowing 20-foot height. We agree with OP's report that increasing the height of a penthouse to 20 feet for a multi-family residential, commercial, and industrial buildings would provide additional design flexibility for new buildings, and would help to facilitate the placement of green roofs and other environmentally friendly systems on penthouses for both new and existing buildings.

We are also in favor of eliminating the FAR requirement and letting the one-to-one setback guide the size of the penthouse. We believe this is adequate as there are other requirements, such as GAR, which might ultimately reduce the size of the penthouse further. We have no objection to additional setbacks recommended from an historic structure. In addition, we have no objection to the introduction of inclusionary zoning when warranted.

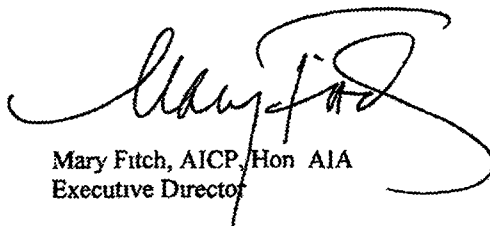
We strongly support allowing as much flexibility as possible on the type of uses within a residential penthouse. We do not believe that special exceptions in this case are really necessary. Given the one-to-one setback and other requirements these spaces are not going to be all that big. Making it available by special exception only may be adding a level of regulation that is more than is really needed.

Thank you for the opportunity to provide these comments in support of increased penthouse height.

Sincerely,



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Mary Fitch, AICP, Hon. AIA
Executive Director


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ZONING COMMISSION
District of Columbia
CASE NO. 14-13
EXHIBIT NO. 36
DISTRICT OF COLUMBIA
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CASE NO. 14-13
EXHIBIT NO. 36