

Chris Otten, DC for Reasonable Development
Testimony Regarding ZC 14-13: New Penthouses
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OP's 180 degree turn on current penthouse zoning regulations break with DC Code Section 6-641.02 which calls for amendments that protect underlying zoning districts and surrounding property interests.

To take current zoning regulations which call for a diminutive rooftop structure environment and change them to allow a full two levels (20 feet) of full on habitable space, including bars and other noisy commercial interests, is in complete opposition of current regs.

As OP admits, they conducted no studies to show how these suggested dramatic changes may affect the underlying zoning districts, as well as impact surrounding properties. OP has not yet put any studies or municipal reports as such on the record. This is not proper 21st century planning.

If the ZC votes in favor of these proposed changes without proper study, the result will be arbitrary and capricious rulemaking in contravention of DC Code Section 6-641.02 and the DC Administrative Procedures Act.

Further, not including the proposed 20 feet of habitable rooftop penthouses against FAR and Height calculations is absolutely ridiculous and cannot hold under any modern planning jurisprudence or zoning doctrine.

Further the lack of OP outreach to Citywide ANC's and neighborhoods shows these changes to be in contravention of transparent government planning as required by the DC Comprehensive Plan.

This need not be rushed. Ask the Office of Planning to do the studies and do the proper outreach.

/s/n Chris Otten
DC4RD

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