



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

Vacant (1C01)

Hector Huezo (1C02)

Ted Guthrie (1C03)

Gabriela Mossi (1C04)

Alan Gambrell (1C05)

Billy Simpson (1C06)

Wilson Reynolds (1C07)

JonMarc Buffa (1C08)

January 9, 2015

Mr. Anthony Hood, Chairperson
Zoning Commission
441 4th Street NW, Suite 200-S
Washington, DC 20001

Re: ZC Case No 14-13

Dear Mr. Hood,

At a duly-noticed public meeting held on January 7, 2015, with a quorum of 6 of 7 Commissioners present, Advisory Neighborhood Commission 1C passed the attached resolution by a vote of 6-0.

Sincerely,

Billy Simpson
Chair, Advisory Neighborhood Commission 1C

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ZONING COMMISSION
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ZONING COMMISSION
CASE NO. 14-13
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EXHIBIT NO. 55

Penthouses

Resolved that with respect to the Office of Planning's proposals and recommendations concerning human occupancy in penthouses (in light of the amendment to the Height Act), ANC1C calls on the Zoning Commission to:

- (i) Follow the text of the amended Height Act and allow only a single story of human occupancy within a penthouse, rather than two stories of human occupancy as proposed by the Office of Planning.
- (ii) Retain the 1:1 setback ratio and the 1/3 roof occupancy limitations, particularly on any rowhouses (including rowhouses in the R-5-B zone). Apply a 10' penthouse height limit on any rowhouses (including rowhouses in the R-5-B zone)
- (iii) Require that any occupied space within a penthouse count against the floor area ratio limitations of the existing zone.