



October 11, 2018

VIA IZIS

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Anthony Hood
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 210-S
Washington, DC 20001

Re: Zoning Commission Case No. 17-23; Support for Text Amendment to Changes to Definitions and Rules of Measurement in Subtitles D, E, and G

Dear Chairperson Hood:

The members of the Zoning and Land Use Group at Cozen O'Connor are in support of the proposed text amendment to Subtitles B, D, E, and F. We agree with the comments made by the Office of Planning in their Hearing Report issued on July 20, 2018 and Further Hearing Report dated October 5, 2018.

As the Office of Planning stated in both its reports, the proposed text amendment is needed to "more closely align the treatment of side yards in the 2016 Zoning Regulations with past practice and Office of Zoning Administrator (OZA) practice." We write to express our support of the most recent changes to Subtitle F § 306.1, which clarifies that side yards are not required for row houses. We agree with our others in support of the text amendment that the current language in the Zoning Regulations requiring side yards for row homes abutting adjacent lots in zones that allow row homes is not in line with the intent of the 2016 Zoning Regulations or historical practice under the previous Zoning Regulations regarding row houses and side yards.

Thank you for consideration of our comments.

Sincerely,

COZEN O'CONNOR

Meridith Moldenhauer