



Commission Members

Presidential Appointees

Thomas M. Gallas
Beth White

Mayoral Appointees

Arrington Dixon
Linda Argo

Ex Officio Members

Secretary of Defense
The Honorable Dr. Mark T. Esper

Secretary of the Interior
The Honorable David Bernhardt

General Services Administrator
The Honorable Emily W. Murphy

Chairman
Committee on Homeland Security
And Government Affairs
United States Senate
The Honorable Ron Johnson

Chairwoman
Committee on Oversight and Reform
U.S. House of Representatives
The Honorable Carolyn B. Maloney

Mayor
District of Columbia
The Honorable Muriel Bowser

Chairman
Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 19-13

September 2, 2020

Zoning Commission of the District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Text Amendment to Subtitles B-G, I, J, & U, Alley Lot Regulations located in Washington, DC is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Mr. Andrew Trueblood, Director, DC Office of Planning
Mr. Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT Text Amendment to Subtitles B-G, I, J, & U, Alley Lot Regulations Washington, DC	NCPC FILE NUMBER ZC 19-13
REFERRED BY Zoning Commission of the District of Columbia	NCPC MAP FILE NUMBER 00:00(06.00)45161
	DETERMINATION Approval of a report to the Zoning Commission of the District of Columbia
	REVIEW AUTHORITY Advisory per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has referred a proposed text amendment prepared by the District of Columbia Office of Planning (OP). The proposal recommends text amendments to alley lot regulations contained in several subtitles of the Zoning Regulations. The amendments would clarify the regulations, reconcile divergent text in similar sections, streamline the text and make it more user friendly. The amendments would also facilitate the conversion of appropriate tax lots to record lots, revise the alley centerline setback requirement, and allow artists operating in an alley building to stage shows or performances in their studios. OP recommends approval of the following text amendments:

- Amendments for consistency, ensuring that different subtitles with identical sections use identical language for those sections;
- Amendments for clarification, including, but not limited to clarifying rules of measurement for alley building height in Subtitle B and clarifying the definition of “Alley”;
- Amendments to allow pre-’58 alley tax lots over 450 square feet to convert to record lots as a matter-of-right, and to allow alley tax lots created prior to 2016, of any size, to convert by special exception;
- Reducing the alley centerline setback from 12 feet to 7.5 feet, to comport with Board of Zoning Adjustment precedent and to match the existing minimum requirement for a dwelling unit on an alley lot;
- Permitting five performances or art shows per year in an artist studio on an alley lot.

Staff recognizes the need for the changes given the current environment and finds the proposed text amendment is not inconsistent with the federal elements of the *Comprehensive Plan for the National Capital* and would not adversely affect any identified federal interests.

* * *

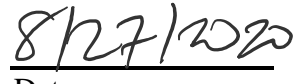
Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40

U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Text Amendment for Alley

Lot regulations is not inconsistent with the federal elements of the Comprehensive Plan for the National Capital nor would it adversely effect any identified federal interest.



Marcel Acosta
Executive Director



Date