

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{JLS} Jennifer Steingasser, AICP
Deputy Director, Development Review & Historic Preservation
DATE: December 3, 2019
SUBJECT: ZC Case 19-21 – Request to Add to the Text to the Public Hearing Notice for Subtitle E Section 206, Roof Top or Upper Floor Elements

The Office of Planning (“OP”) requests that the Commission include text in the public hearing notice for case 19-21 to exclude properties subject to historic review.

The intent of Subtitle E Section 206, **Roof Top or Upper Floor Elements** is to encourage the retention of the major defining features of residential buildings that contribute to the architectural character of rowhouse neighborhoods, and to minimize potential conflicts between upper floor additions and the use of roofs of adjacent properties. When located within an historic district or designated an historic landmark any alteration to a major defining feature is already subject to Historic Preservation Review Board (HPRB) or the U.S. Commission of Fine Arts (CFA) review so any review by Board of Zoning Adjustment (BZA) is duplicative.

The proposed text would exempt properties already subject to review by HPRB or CFA from further review by BZA of the same architectural element. However, such properties would still be subject to the provisions relative to the protection of solar energy systems.

Section E-206 is the subject of case 19-21 and OP recommends the following language be incorporated into case 19-21 as a lead-in to Section 206.1 and be advertised for public hearing. New text is shown in **bold and underlined**.

Section 206, ROOF TOP OR UPPER FLOOR ELEMENTS, of Chapter 2, GENERAL DEVELOPMENT STANDARDS (RF), of Subtitle E, RESIDENTIAL FLATS (RF) ZONES

206.1 Except for properties subject to review by the Historic Preservation Review Board or their designee, or the US Commission of Fine Arts, . . .

OP requests the flexibility to work with the Office of Attorney General on the draft language for the public hearing notice.