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To: DCOZ - ZC Submissions (DCOZ)
Subject: Concerns about 19-21

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I am concerned that the Zoning commission is looking to weaken rowhouse protections put in place under 14-11 after extensive discussion and efforts from home owners and other interested parties. I am disappointed that the changes under 19-21 would revert many of those protections were explicitly put in place with broad support are now being weakened.

In particular, I oppose removing U-320.2 (i), (j) and (k) protections for adjoining landowners against the adverse effects of converting a residential building to an apartment building.

I also oppose proposed OP language that will allow construction to evade the ban on destroying architectural elements in all cases.

The Office of Planning should be instructed to do more research to come up with clearer and genuinely effective special exception review standards, particularly regarding solar energy systems.

I oppose rules that would put RF zone rowhouse solar energy systems at risk under special exception language that is vague and imprecise. Any proposed regulatory language that allows construction to interfere with adjacent solar production should include a defined limit or else Sustainable DC Goals will be put at risk.

Regards,

Sadao Milberg.