

**From:** [Amanda Sauer](#)  
**To:** [DCOZ - ZC Submissions \(DCOZ\)](#)  
**Subject:** Comments on 19-21  
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Dear Zoning Commissioners,

We have lived in Lanier heights for 13 years and have been homeowners for 12 years. That makes us relatively new to the neighborhood: our neighbors on one side have been there since the 1950's and on the other they are from the same family that originally purchased the house in 1916.

Four years ago our neighborhood came together to try to protect single family homes from development in our neighborhood. We have many apartment and condo buildings, with more coming all the time. But when we lose single family homes to development into small units, they are never replaced. Single family homes are a small percentage of our neighborhood but the families living in them provide long term stability to the neighborhood.

I urge the Zoning Commission to delay approving any changes to the rules that protect architectural elements and solar energy systems and direct the Office of Planning to undertake additional research. Many years were spent developing rowhouse protections under 14-11. They are far too important to cast aside by adopting vague special exception standards. Many Zoning Commission members have already expressed concerns about these rules in earlier hearings. It's worth the time and effort to pause and do more homework.

I support extending the protection of solar energy systems to R neighborhoods so that homeowners can elect to participate in Sustainable DC efforts.

I support allowing rooftop architectural elements to undergo ordinary repairs and/or replacement as long as the replacements are visually indistinguishable from the original elements.

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

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.

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.

Our neighbors are once again concerned that the interests of developers will harm the character of our neighborhood. The existing laws allow for reasonable development - we've seen examples that were in character with the neighborhood and profitable for the developers. Let's keep working toward a greener DC by supporting solar and development that abides by the zoning laws we fought to enact.

Sincerely,

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**ZONING COMMISSION**  
District of Columbia  
CASE NO.19-21  
EXHIBIT NO.52

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