



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

February 8, 2021

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

Re: ZC 20-19 (Text Amendment, Accessory Buildings)

Dear Chairman Hood:

On behalf of ANC 6C, I write to offer ANC 6C's official comments¹ on the proposed rulemaking addressing accessory buildings.

We appreciate the changes made since the hearing that reflect several of our previous comments and thank the Commission and Office of Planning. Now that the proceeding has ripened into a proposed rulemaking, we have only one small suggestion.

As indicated in our hearing testimony, we believe that all penthouses and parapets on accessory structures should count toward the new 22' height maximum. OP's revisions to proposed section B-308.9, as well as new B-308.10, seek to adopt that as the standard. However, the new proposed text puts parapets in B-308.9 ("the highest point of the roof of the building including parapets"), but other rooftop features in B-308.10. Because a parapet is not part of a roof, we believe the wording of section B-308.9 is unnecessarily confusing, and suggest that parapets be listed instead in section B-308.10 alongside penthouses and rooftop structures.

One procedural point: ANC 6C has not met since the rulemaking's publication in the Register on January 8 and thus has not voted specifically to ratify these latest comments. Today is the deadline for comment submission, but ANC 6C's next meeting is on the evening of February 10, two days from today. If the Zoning Commission requires a new ANC vote in order to accept these comments as our official views, the undersigned Vice-Chair respectfully requests that the Zoning Commission accept into the record a future letter to that effect. We anticipate

¹ On December 9, 2020, at a duly noticed and regularly scheduled monthly meeting, with a quorum of six out of six commissioners and the public present via videoconference, this matter came before ANC 6C. The commissioners voted 6-0 to authorize Vice-Chair Mark Eckenwiler (6C04) to present the testimony submitted as Case Exhibit 7. See also the discussion below.

being able to file such a letter no later than 4pm on Thursday, February 11, shortly before the Zoning Commission's meeting to consider final action in this matter.

Thank you for giving great weight to the views of ANC 6C.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Eckenwiler', written in a cursive style.

Mark Eckenwiler
Vice-Chair, ANC 6C