

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: *J/S* Jennifer Steingasser, AICP
Deputy Director, Development Review, Historic Preservation, and Urban Design
DATE: December 4, 2024
SUBJECT: Shadow Study: ZC Case 23-26 –Text amendments to require a building height transition setback and a side yard in the MU-10 zone on Square 175.

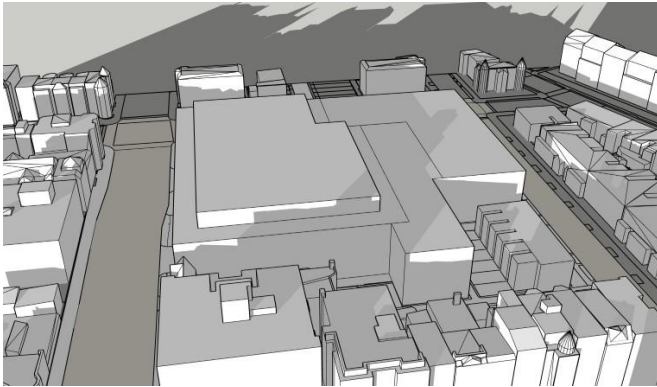
The following images show the zoning box that results from the approved MU-10 rezoning and the proposed text amendment, as well as potential shadows.

Each slide shows 2 scenarios –

- TOP - potential zoning box under the MU-4 zoning before rezoning
- BOTTOM- potential zoning box under the approved MU-10 and MU-4 zoning

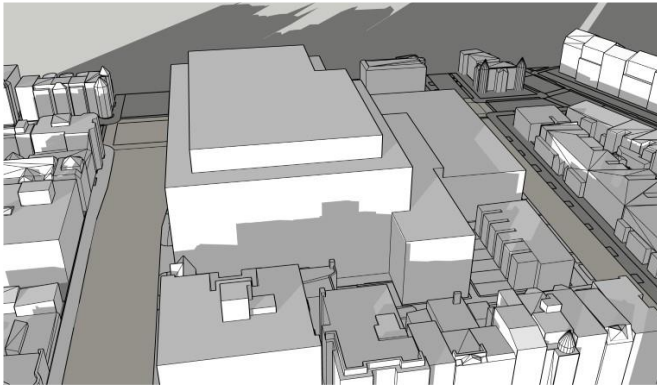
The images project shadows for:

- December 21st at 8 AM, noon and 4 PM (the shortest day of the year)
- March/September 21st at 8 AM, noon and 4 PM (the equinox)
- June 21st at 8 AM, noon and 4 PM (the longest day of the year)



December 21 at 8 am

Existing MU-4 Zoning

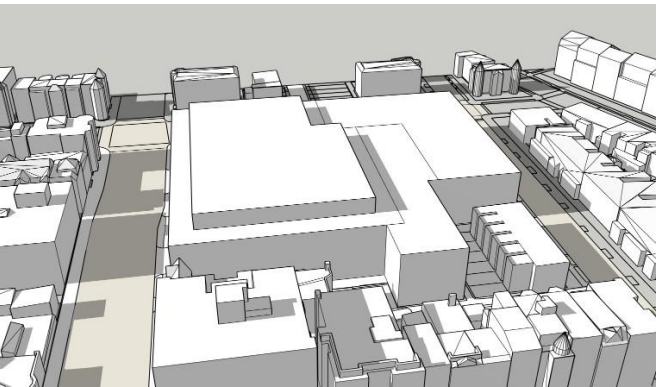


Approved MU-4 / MU-10 Zoning with Step-Back

Roof - no difference

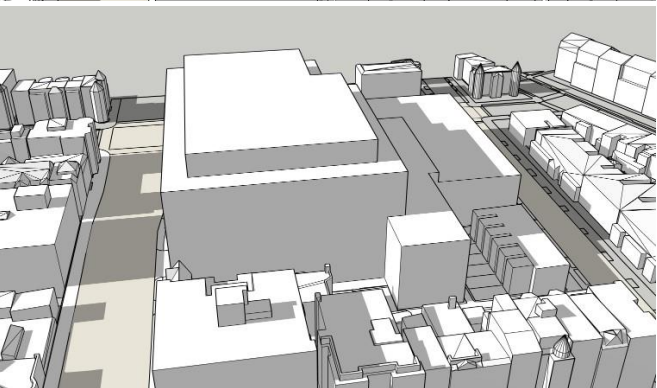
Rear Walls – no difference

Rear yard – no difference



December 21 at noon

Existing MU-4 Zoning

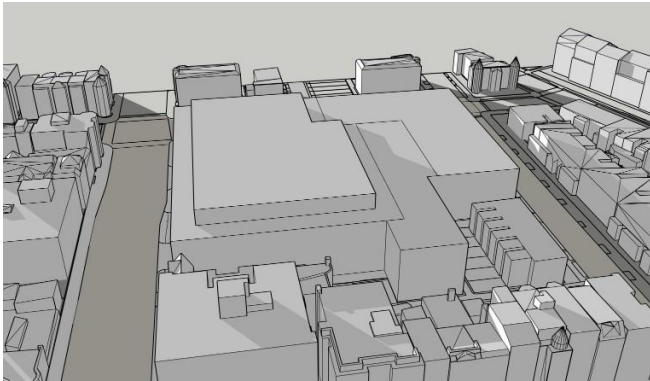


Approved MU-4 / MU-10 Zoning with Step-Back

Roof – additional shadow on west most rowhouses

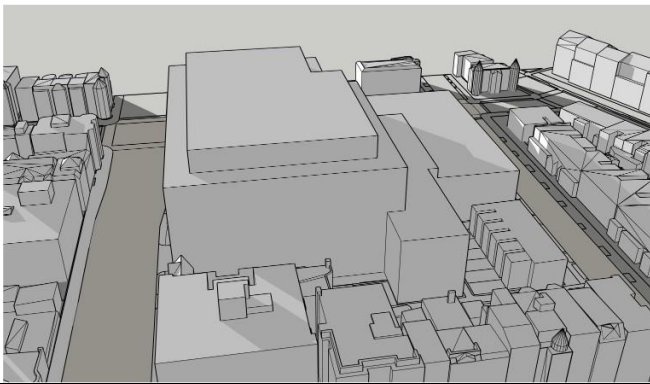
Rear Walls – no difference

Rear yard – no difference



December 21 at 4 pm

Existing MU-4 Zoning

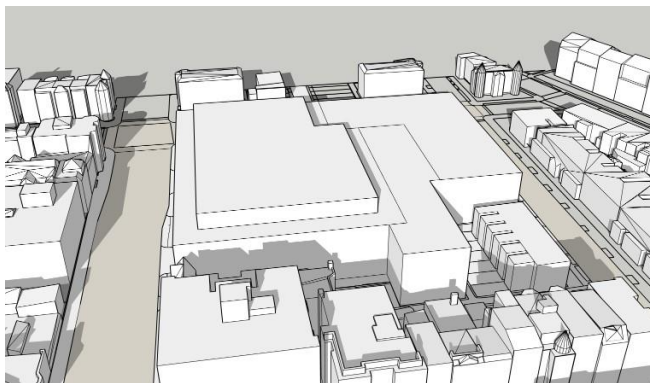


Approved MU-4 / MU-10 Zoning with Step-Back

Roof – no difference

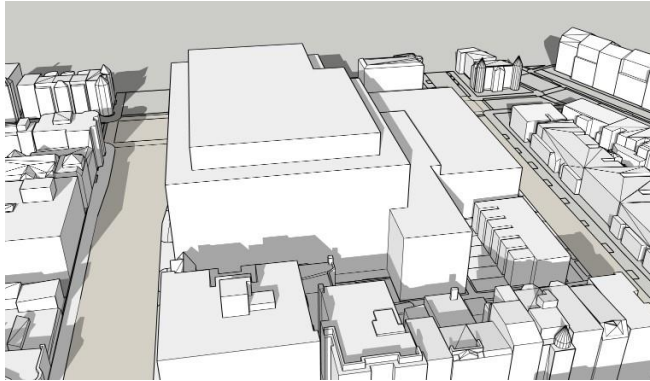
Rear Walls – no difference

Rear yard – no difference



March / September 21 at 8 am

Existing MU-4 Zoning

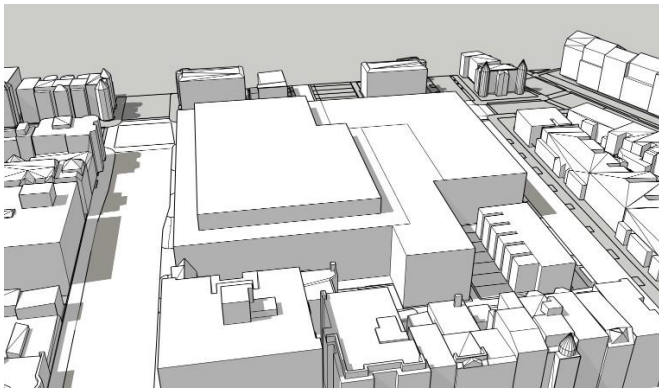


Approved MU-4 / MU-10 Zoning with Step-Back

Roof - no difference

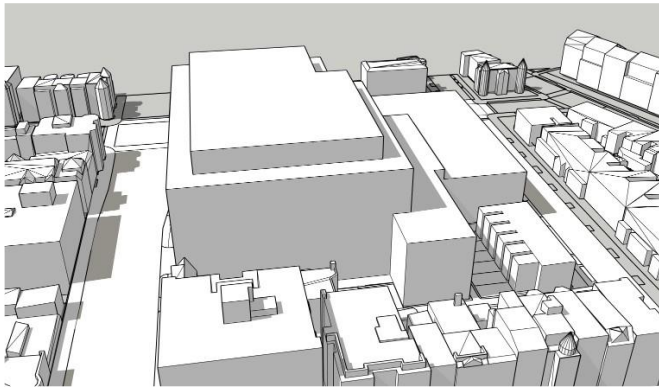
Rear Walls – no difference

Rear yard – no difference



March / September 21 at noon

Existing MU-4 Zoning

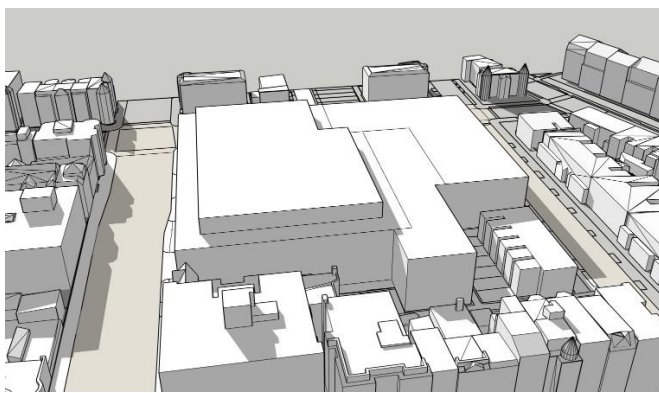


Approved MU-4 / MU-10 Zoning with Step-Back

Roof - no difference

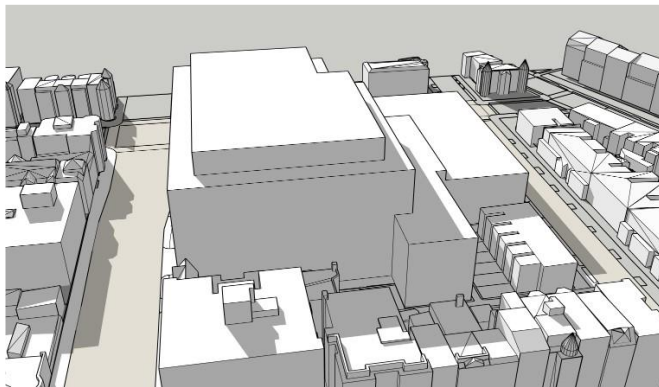
Rear Walls – additional shadow on lower portion
of rear walls

Rear yard – no difference



March / September 21 at 4 pm

Existing MU-4 Zoning

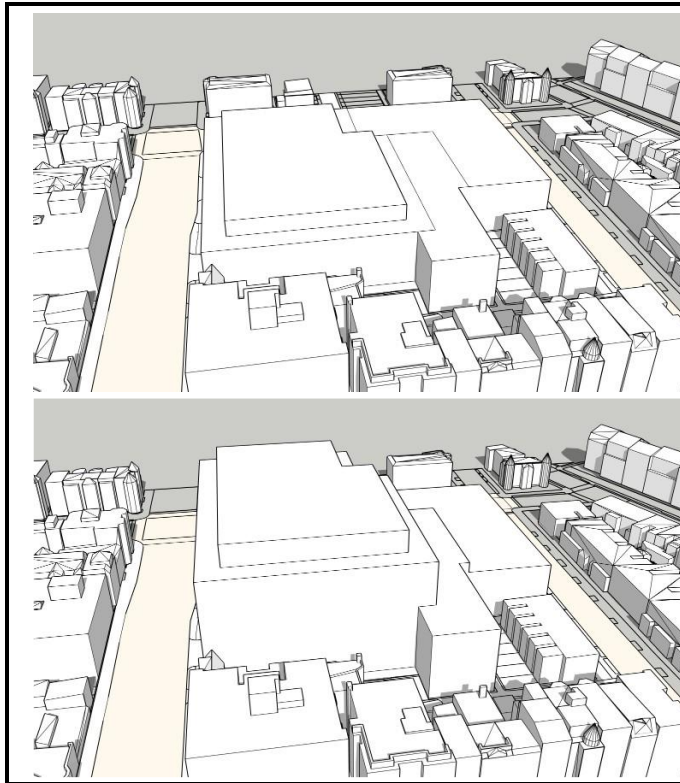


Approved MU-4 / MU-10 Zoning with Step-Back

Roof - no difference

Rear Walls – additional lower shadow on east
rowhouses

Rear yard – no difference



June 21 at 8 am

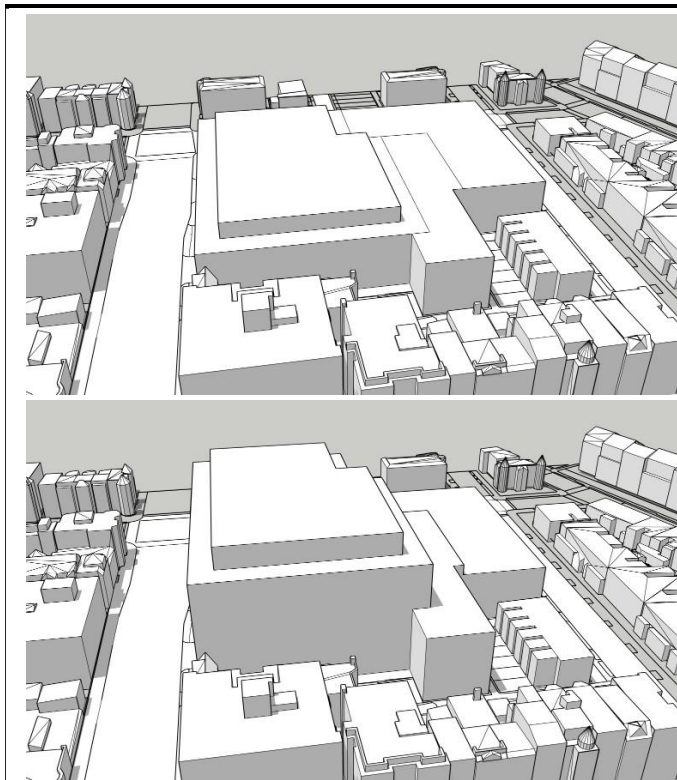
Existing MU-4 Zoning

Approved MU-4 / MU-10 Zoning with Step-Back

Roof - no difference

Rear Walls – no difference

Rear yard – no difference



June 21 at noon

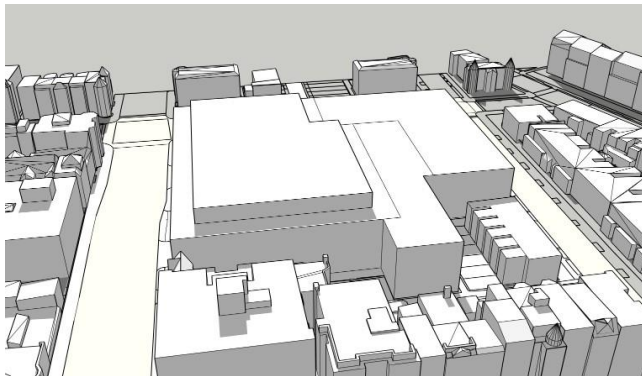
Existing MU-4 Zoning

Approved MU-4 / MU-10 Zoning with Step-Back

Roof - no difference

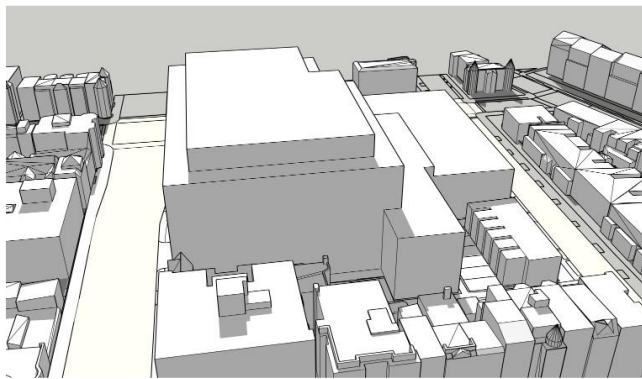
Rear Walls – no difference

Rear yard – slight increase next to alley



June 21 at 4 pm

Existing MU-4 Zoning



Approved MU-4 / MU-10 Zoning with Step-Back

Roof - no difference

Rear Walls – no difference

Rear yard – no difference