

From: [Bob Ward](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Comment on Setbacks, case 25-09
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Chairman Hood and Members of the Zoning Commission,

A frequent comment made in the responses to OP's recent submission in this case focuses on the lack of setbacks provided in the text amendments OP has presented to the Zoning Commission. One submission asserted, "Never has OP recommended to the Zoning Commission (ZC) that setbacks be handled exclusively by the Historic Preservation Review Board (HPRB) when an historic district is involved in a map amendment case." That assertion is false. The evidence? These two historic districts, Cleveland Park and Woodley Park, had their zoning amended in the late 1980s after the historic districts were designated. The downzoning, endorsed by OP, the Cleveland Park Historical Society and ANC 3C, did not ask for setbacks, even though the zoning would allow for three additional stories atop the one story retail. These are not mentioned presumably because the HPRB would make the judgement if they were needed.

Exhibit 23 in the 86-26 case record, from CPHS President, Tersh Boasberg, to Director of OP, Fred Greene, is where the argument would have been made, and nowhere does Mr. Boasberg suggest that setbacks would be a zoning tool appropriate for the historic districts, even as he makes the case for the overlay district which the Zoning Commission ultimately approved.

There have not been zoning setbacks requirements for the past 40 years, all the while additional height could be added to the retail in these areas. OP's response that setbacks can be decided by the HPRB is not only logical, it is consistent with the 40 year history of these historic districts.

Thank you,

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