

## Cochran, Patricia (DCOZ)

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**From:** c wald <cwald4517@gmail.com>  
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**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Zoning case 25-11

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Dear Commisioners:

I oppose the extension of the pushback rule in row home neighborhoods like mine for several reasons:

1) I am involved in organizing an aging in place village in DC and have seen no data or push to change zoning laws to support seniors remaining in row homes. I am highly skeptical that changing this zoning restriction will directly lead to more seniors staying in their row homes. What seniors need is better and safer access to their homes with outdoor ramps, chair lifts and other structures.

The only sensible extension to benefit seniors would be a ground level extension of the first floor of the residence or a small projection to accommodate a backyard elevator entrance. This would not require an extension for the 2-3rd floors.

2) The current permitted extension is not being enforced well by the building inspectors and nearby homes have been built several feet beyond the limit with no apparent consequences. Extending the pushback will exacerbate this cheating and lack of enforcement.

I suggest before voting for this revision, you request a third party surveying firm to audit all renovations in the last 5 years that involved a pushback to determine how many are actually in compliance with the pushback limit. If there is significant cheating, extending this limit is going in the wrong direction.

3) I live near renovated homes that pushback significantly beyond adjacent row homes. The adjacent neighbors do not appear to enjoy their yards due to lack of privacy from the extended building next door - specifically the noise, marijuana and cigarette smoke drifting into their backyard from the neighbors. I suggest that you ban backyard decks and balconies on renovated homes that pushback significantly. Seniors do not need to use outdoor balconies and a fully enclosed extension will better protect the senior and her neighbor's privacy.

Best  
Cecelia Waldeck  
4517 15th st nw  
Washington DC 20011

Pppin compliance