
ZC 25-11 Comments in opposition

From Joanna Kendig <jksolarc@tellurian.com>

Date Sun 10/26/2025 2:18 PM

To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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ZC 25-11 Comments in Opposition

From: Joanna Kendig, jksolarc@gmail.com

Sent: Sunday, October 26, 2025

To: DCOZ – ZCSubmission@dc.gov

I write in opposition of the proposed 16' matter-of- right rear addition rule change.

I am row house resident, and homeowner, in Hill East RF-1 zone neighborhood. I am also retired architect with long time interest in urban design issues. My point of view on the matter is partially based on decade long experience as CHRS Historic Preservation Committee member seeing many pop-up and pop-back projects. But my comments are voicing only my personal views.

The proposed increase from 10 to 16 feet is excessive. With this rule change, in our row house neighborhoods more will suffer from a greater blockage of light and air as more projects are likely to be built with limited feedback from the neighbors.

As I understand, in recent years the Board of Zoning Adjustment has approved all special exception requests for 16 feet pushbacks. But the cases had to be reviewed, arguments for special exception had to be heard. Changing the rule will move the goalposts, allowing for more additions to happen with no or limited community engagement.

And as a senior citizen myself I question the argument that the revised rule is needed for house modifications enabling one-level

living. When I am in wheelchair and sleep live mostly in a hospital bed, I will need home help care more than a large bedroom.

I join my voice in opposition to allowing as of right, 16' deep first floor additions to comments of others already on record. I particularly appreciate thorough analysis provided by Alan Gambrell and Guillermo Rueda (fellow architect!).

Respectfully,
Joanna Kendig