

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **October 27, 2025 @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC25-11> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2317 442 0501 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 25-11 (Office of Planning – Text Amendment to Subtitle D §§ 207.3-207.5 and Subtitle E §§ 207.3-207.5)

THIS CASE IS OF INTEREST TO ALL ANCs

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

On June 30, 2025, the Office of Planning (OP) filed with the Office of Zoning a report (OP Setdown Report) that served as a petition to the Zoning Commission for the District of Columbia (Commission) proposing amendments to Title 11 of the DCMR (Zoning Regulations of 2016 [Zoning Regulations] to which all references herein refer unless otherwise specified) that would increase the matter-of-right rear addition standard for semi-detached and row buildings in the R and RF zones from ten feet (10 ft.) to sixteen feet (16 ft.) as a matter of right, allow for additions of more than sixteen feet (16 ft.) as a special exception, and add special exception language pertaining to rear additions in the Residential House (R) and the Residential Flat (RF) zones.

The proposal would make the following amendments to the Zoning Regulations:

Subtitle D, Residential House (R) Zones

Section 207, Rear Yard, of Chapter 2, GENERAL DEVELOPMENT STANDARDS FOR RESIDENTIAL HOUSE (R) ZONES,:

- § 207.3 – Add language to reference § 207.4;
- § 207.4 – Change the ten feet (10 ft.) to sixteen feet (16 ft.) and clarify how the addition is vertically measured; and
- § 207.5 – Add special exception language.

Subtitle E, Residential Flat (RF) Zones

Section 207 Rear Yard, of Chapter 2, GENERAL DEVELOPMENT STANDARDS FOR

RESIDENTIAL HOUSE (R) ZONES,:

- § 207.3 – Add language to reference § 207.4;
- § 207.4 – Change the ten feet (10 ft.) to sixteen feet (16 ft.) and clarify how the addition is vertically measured; and
- § 207.5 – Add special exception language.

At its July 10, 2025 public meeting, the Commission voted to set down the proposed amendments for a public hearing and authorized flexibility for OP to work with the Office of Zoning Legal Division to refine the proposed amendments and add any conforming language as necessary.

The OP Setdown Report also serves as the pre-hearing report required by Subtitle Z § 501.

The complete record in the case can be viewed online at the Office of Zoning's Interactive Zoning Information System (IZIS), at https://app.dcoz.dc.gov/Home/ViewCase?case_id=25-11

PROPOSED TEXT AMENDMENT

The proposed amendments to the text of the Zoning Regulations are as follows (text to be deleted is marked in ~~double-strike-through~~ text; new text is shown in **bold and underline** text).

I. Amendments to Subtitle D, RESIDENTIAL HOUSE (R) ZONES

Sections 207.3, 207.4, and 207.5 of Chapter 2, GENERAL DEVELOPMENT STANDARDS FOR RESIDENTIAL HOUSE (R) ZONES, are proposed to read as follows:

- 207.3 **Except as limited by Subtitle D § 207.4, ~~in~~** in the case of a building existing on or before May 12, 1958, an extension or addition may be made to the building into the required rear yard; provided, that the extension or addition shall be limited to that portion of the rear yard included in the building area on May 12, 1958.
- 207.4 ~~Notwithstanding Subtitle D §§ 207.1 through 207.3, a~~ **A rear building façade wall** of a row or semi-detached building shall not be constructed to extend farther than ~~ten feet (10 ft.)~~ **sixteen feet (16 ft.)** beyond the farthest rear **building façade wall** of any adjoining principal residential building on any adjacent property, **whichever building façade is more restrictive, and subject to the following:**
- (a) **If a building or addition is proposed to have more than one (1) story, each story must comply with Subtitle D § 207.4 as measured against the farthest rear building façade, extended as a vertical plane, of any adjoining principal residential building on any adjacent property, whichever building façade is more restrictive; and**
- (b) **For the purposes of Subtitle D § 207.4, the farthest rear building façade means the rear building façade farthest from the front lot line that is enclosing conditioned building area.**

- 207.5 ~~A rear wall of a row or semi-detached building may be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on any adjacent property if approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X, Chapter 9 and subject to Subtitle E § 5201 if applicable. The Board of Zoning Adjustment may grant relief from the requirements of Subtitle D § 207.4 as a special exception pursuant to Subtitle X, Chapter 9, and subject to the following conditions:~~
- (a) The proposed construction shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:
 - (1) The light and air available to neighboring properties shall not be unduly affected;
 - (2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and
 - (b) In demonstrating compliance with paragraph (a), the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed construction to adjacent buildings and views from public ways; and
 - (c) The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior lighting, building materials, or other features for the protection of adjacent or nearby properties, or to maintain the general character of a block.

II. Amendments to Subtitle E, RESIDENTIAL FLAT (RF) ZONES

Sections 207.3, 207.4, and 207.5 of Chapter 2, GENERAL DEVELOPMENT STANDARDS FOR RESIDENTIAL FLAT (RF) ZONES, are proposed to read as follows:

- 207.3 Except as limited by Subtitle E §207.4, in the case of a building existing on or before May 12, 1958, an extension or addition may be made to the building into the required rear yard; provided, that the extension or addition shall be limited to that portion of the rear yard included in the building area on May 12, 1958.
- 207.4 ~~Notwithstanding Subtitle D §§ 207.1 through 207.3, a~~ A rear building facade wall of a row or semi-detached building shall not be constructed to extend farther than ~~ten feet (10 ft.)~~ sixteen feet (16 ft.) beyond the farthest rear building facade wall of any adjoining principal residential building on any adjacent property, whichever building façade is more restrictive, and subject to the following:
- (a) If a building or addition is proposed to have more than one story, each story must comply with Subtitle E § 207.4 as measured against the farthest rear building facade, extended as a vertical plane, of any adjoining principal residential building on any adjacent property, whichever building façade is more restrictive; and
 - (b) For the purposes of Subtitle E § 207.4, the farthest rear building façade means the rear building façade farthest from the front lot line that is enclosing conditioned building area.

- 207.5 ~~A rear wall of a row or semi-detached building may be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on any adjacent property if approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X, Chapter 9 and subject to Subtitle E § 5201 if applicable.~~ **The Board of Zoning Adjustment may grant relief from the requirements of Subtitle E § 207.4 as a special exception pursuant to Subtitle X, Chapter 9, and subject to the following conditions:**
- (a) The proposed construction shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:**
 - (1) The light and air available to neighboring properties shall not be unduly affected;**
 - (2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and**
 - (b) In demonstrating compliance with paragraph (a), the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed construction to adjacent buildings and views from public ways; and**
 - (c) The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior lighting, building materials, or other features for the protection of adjacent or nearby properties, or to maintain the general character of a block.**

This public hearing will be conducted in accordance with the rulemaking provisions of Subtitle Z, Chapter 5, of the Zoning Regulations.

How to participate as a witness – oral presentation

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/> or by calling Ella Ackerman at (202) 727-0789 in order to ensure the success of the new virtual public hearing procedures.

The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The Commission must base its decision on the record before them. The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | |
|------------------|----------------|
| 1. Organizations | 5 minutes each |
| 2. Individuals | 3 minutes each |

How to participate as a witness - written statements

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record, provided that **all written comments and/or testimony must be submitted to the record at least 24 hours prior to the start of the hearing**, unless approved by the

Commission upon request to be introduced at the public hearing. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to zcsubmissions@dc.gov. Please include the case number on your submission. If you are unable to use either of these means of submission, please contact Ella Ackerman at (202) 727-0789 for further assistance.

"Great weight" to written report of ANC

Subtitle Z § 505.1 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the petition, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 505.2, an ANC that wishes for oral testimony of the ANC representative to be given great weight must file a written report approved by the ANC in support of the testimony within seven days of the public hearing.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, ROBERT E. MILLER, GWEN MARCUS WRIGHT, TAMMY STIDHAM, AND JOSEPH S. IMAMURA ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗? 如果您需要特殊便利设施或语言协助服务(翻译或口译),请在见面之前提前五天与 Zee Hill 联系。电话号码 (202) 727-0312, 电子邮件 Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quý vị có cần trợ giúp gì để tham gia không? Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለሙሳተፍ ዕርዳታ ያስፈልግዎታል? የተለየ እርዳታ ካስፈለግዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለግዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኙ። እነዚህ አገልግሎቶች የሚሰጡት በነጻ ነው።