

Omnibus Proposal #16: Increase Accessory Building Size in R and RF zones

Reject

1. This is chipping away at the residential quality of life in DC. The ADU size and scale are much too big. They overwhelm the existing homes. These ADUs block, air, light and views and diminish the quality of our outdoor spaces and the use of the outdoor spaces which is the very reason we purposely live in an R-1 neighborhood.

2. Importantly, their height often creates shadow which will not permit the use of solar panels in adjacent properties as well as the success of gardens. The ADUs often reduce the tree canopy.

3. These are, essentially, another significant dwelling structure. The idea of an ADU came from making-over a garage for modest use. This is hardly garage size. The rental units in the Residences at City Center, DC, a luxury apartment building indicate this.

Apartment square footage in City Center rentals varies by unit size, with studios typically ranging from 461 to 551 sq. ft. and one-bedroom units averaging 762 sq. ft.. Larger units, two-bedroom apartments, are around 1,151 sq. ft. plus.

4. These are not ADU's, but full dwellings for multiple people on one lot. This is two dwellings for the price of one lot!

5. In this neighborhood, ANC 3/4g, most of the ADU's are new house construction and not old house/owner-driven construction. This is not about home owners maximizing their square footage. This is another developer's dream to maximize square footage at the expense of the neighbors and the reduction of the quality of life in a city residential community.

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