



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION
3/4G

Chevy Chase, Barnaby Woods, Hawthorne
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3/4G-04 - Laura Phinizy 3/4G-05 - Karrenthya Simmons, Treasurer
3/4G-06 - Peter Gosselin 3/4G-07 - Elizabeth Nagy, Secretary

**A Resolution Asking the DC Zoning Commission to Deny
a DC Office of Planning Proposal to Increase the Size of Accessory Buildings
in "R" Zones and "RF" Zones**

Whereas, the DC Office of Planning has proposed twenty-four changes to the DC zoning regulations in the form of the so-called "Omnibus Zoning Text Petition," Case No. 25-12; and,

Whereas, at least three of the twenty-four will have an impact on the density, livability, look, and character of our community; and,

Whereas, Proposal #16 (Larger Accessory Buildings) would increase the maximum footprint for accessory buildings in "R" zones from 450 SF to 600 SF, and from 450 SF to 550 SF in the "RF" zone, and since accessory buildings are permitted to be as tall as 22 FT in two stories, the total size of accessory buildings in these zones would thereby increase to 1,200 SF in the "R" zones and 1,100 SF in the "RF" zone; and,

Whereas, larger accessory buildings (which include accessory dwelling units) would also impact the light, air, and privacy of neighboring properties, and increase the amount of land that is covered by buildings thereby reducing the amount of space for all-important trees,

THEREFORE, BE IT RESOLVED:

ANC3/4G requests that the DC zoning Commission **Deny** the Office of Planning proposal #16.

ADOPTED at a regular meeting, notice of which was properly given, and at which a quorum of four (4) of seven (7) members was present on November 10, 2025, by a vote of 5 yes (Commissioners Grunewald, Gore, Sherman, Phinizy, Nagy), 2 no (Commissioners Simmons and Gosselin, 0 abstentions.



box SIGN 187YZ365-42RWZQ57
Lisa R. Gore, Chair



box SIGN 4ZRVL67X-42RWZQ57
Elizabeth A. Nagy, Secretary

Nov 12, 2025
Date

Nov 12, 2025
Date