

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



December 22, 2025

Via E-Mail:

Marcel Acosta
Executive Director
National Capital Planning Commission

Re: Notice of Proposed Action: Z.C. Case No. 25-12 (Office of Planning - Omnibus Text Amendments to Modify & Clarify Various Provisions of 11-DCMR)

Dear Mr. Acosta:

At the conclusion of the public hearing held on December 18, 2025, the Zoning Commission for the District of Columbia took proposed action to approve the above-referenced omnibus case for the following amendments only out of the 24 total amendments:

1. Zone Boundary Line for a Split Zoned Lot Subtitle A § 207;
2. Zoning Administrator flexibility Subtitles A § 304 and Y § 702;
5. Balconies and Gross Floor Area (GFA) – Subtitle B 304;
6. Balconies and Lot Occupancy – Subtitle B 312;
10. Priority Corridor Metrobus Route Update – Subtitle C 702;
14. IZ Opt-In Provisions for R-2, R-3, & RF Zones – Subtitles C 1001, D 201, E 201;
15. Relief from Front Setback Requirement – Subtitles D 5201, E 5201;
16. Accessory Building Area in R and RF Zones Subtitles D§5003, E§5003;
17. Accessory Building Side and Rear Setbacks, R Zones – Subtitle D §§ 5004, 5201;
18. Accessory Apartments in RF, RA and MU Zones Subtitles F§201,G§201,U§§201,210,410,501.

The proposed decision of the Commission to approve the above-mentioned case is referred to the National Capital Planning Commission (NCPC) for review and comment, pursuant to the District of Columbia Home Rule Act of 1973, as amended, 87 Stat. 790, Pub. L. No. 93-198, D.C. Code Section 1-201 et seq.

The Zoning Commission plans to take final action at its next public meeting following the expiration of NCPC's 30-day comment period. Please provide your comments at your earliest convenience. If you have any questions, contact me at the Office of Zoning on (202) 727-6311.

Sincerely,

____ Ella Ackerman ____ for _____
Sharon S. Schellin
Secretary to the Zoning Commission

cc: Diane Sullivan (via e-mail)
Matt Flis (via e-mail)
Stephanie Free (via e-mail)
Johanna McCrehan (via e-mail)