

86-26

March 30, 1989

Mr. Lindsley Williams, Chairman
D.C. Zoning Commission
District Building Room 11
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

1989 APR -3 PM 12:30
ZONING SECRETARIAT,
DISTRICT OF COLUMBIA

Re: Proposed Rulemaking: Zoning Cases 86-26 and 87-27
Additional Comment:
Setback Requirement - Square 2204

Dear Chairman Williams and Members of the Commission:

As Board member and Chair, Economic Development Committee, Woodley Park Community Association ("WPCA"), I am writing to transmit an additional comment regarding the referenced case that was adopted by the WPCA and is consistent with earlier testimony and written submissions.

Square 2204, the single square in Woodley Park ("WP") and the entire Neighborhood Commercial ("NC") Overlay District zoned C-2-B, is also the only commercial square in WP that backs on to a residential street.

The alley separating this square from the residences is inadequate, i.e., does not meet current D.C. requirements. It is L-shaped, 10 feet wide at the shortest axis and approximately 12-15 feet at the longest axis. The narrow width can only accommodate one vehicle, with the result that traffic is often backed up awaiting vehicles servicing the commercial square and neighborhood residents, whose cars are kept in garages on the rear of their property, forced to wait. Neighbors have testified about their concern for lack of access that may be experienced by ambulances, fire trucks and police vehicles.

These problems can be mitigated by requiring of all additional construction a 20 foot setback from the alley, and requiring that at least 15 feet of this be paved at grade. This would have the practical effect of bringing the alley in line with present D.C. requirements and permit vehicles serving commercial businesses to pull-off from the alley. This addition to the NC Overlay Zone Rules would provide additional safety and convenience to both commercial businesses and neighborhood residences.

Thank you for your consideration.

Sincerely

Cheryl A. Opacinch
Cheryl A. Opacinch

ZONING
COMMISSION
86-26
EXHIBIT
NO. 274
ZONING COMMISSION
District of Columbia
CASE NO. 86-26
EXHIBIT NO. 574

4/1/89