

Zoning Case 17-18
Text Amendment
January 18, 2018
Zoning Commission Hearing

Chairman Hill and Commissioners,

Please see the following images to accompany my oral testimony.

The first two images are from a Zoning Administrator's Letter of Determination and the accompanying plans for a proposed project, posted on the DCRA site on December 13, 2017.

The third image is of a project where the existing front yard was removed and a street level entrance was created, leaving the appearance of a four story rowhouse in RF-1.

In the fourth image, also in RF-1, you can see that the existing front yard was removed and a street level entrance was created, but this project included a new planter/berm at the sidewalk. You can also see that the first floor was raised and the lower portion of the first floor window opening was bricked in to accommodate the new floor level.

Thank you for working to clarify the zoning regulations so that, going forward, they can be enforced in a consistent manner.

Betsy McDaniel

Height and Stories

Pursuant to Section E-302.2 "New construction of three (3) or more immediately adjoining residential row dwellings or flats, built concurrently on separate record lots, shall be permitted a maximum building height of forty feet (40 ft.) and three (3) stories." Under Subtitle B-308.2 the building height measuring point (BHMP) is established "at the existing grade at the midpoint of the building façade of the principal building that is closest to the street lot line". The proposed structures on each lot are 39'-4" measured from the BHMP, as shown in the attached building section. Accordingly, the proposed height of the Project is in compliance with the 40 feet height requirement.

Furthermore the Project consists of three (3) stories above a cellar whose ceiling is 3'-11" above grade per the definition of cellar set forth in Section B-100.1 Accordingly, the Project's proposed 40 foot height and three stories are in compliance with the building height limitations.

Penthouse





