

Cochran, Patricia (DCOZ)

From: Bryce Jacobs <brycejacobs@gmail.com>
Sent: Friday, February 16, 2018 2:56 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case 17-18 Office of Planning Text Amendment to Subtitles B, D-F, J & K, Definitions and Rules of Measurement

GENERAL COMMENTS

I urge the Zoning Commission to undertake a revision of the basement/cellar rule to restore the integrity of the density rules in the zoning regulations.

My own experience was that a developer who bought the house next to mine and proposed to convert the lower level to a condo but call the lower level a cellar (to exclude it from the density formula) simply by installing a raised platform to elevate the adjacent finished grade. This was a clear violation of the spirit of the regulations. New rules should guard against such gimmicks.

Thank you

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