

IN REPLY REFER TO:
NCPC File No. Z.C. 17-18

June 7, 2018

Zoning Commission of the
District of Columbia
441 4th Street, NW
2nd Floor, Suite 210
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the text amendment to Subtitle B and the rules of measurement and related rules in Subtitles D, E, F, J and K will not be inconsistent with the Comprehensive Plan or any other federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,



Marcel C. Acosta
Executive Director

Enclosure

cc: Eric Shaw, Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT Text Amendment to Subtitle B for Definitions and Rules of Measurement and Related Rules in Subtitles D, E, F, J and K Washington, DC	NCPC FILE NUMBER ZC 17-18
	NCPC MAP FILE NUMBER 81.00(06.00)44761
REFERRED BY Zoning Commission of the District of Columbia	DETERMINATION Approval of report to the Zoning Commission of the District of Columbia
	REVIEW AUTHORITY Advisory per 40 U.S.C. § 8724(a) and DC Code § 2- 1006(a)

The Office of the Zoning Commission has referred a text amendment proposed by the Office of Planning that would:

- Change how the height of basements and cellars are measured: instead of measuring to the ceiling of the basement/cellar, the new regulations propose measuring the height to the top of the finished floor of the “ground floor” (a defined term). The revisions also adjust the height above/below grade to five feet instead of four feet; and
- Establish the measuring point as the lower of either adjacent natural or finished grade.

To codify the new measurement guidelines for basements/cellars, the proposed text amendment revises the following definitions in Subtitle B, Chapter 1 of the Zoning Regulations:

- Areaway
- Basement
- Building area
- Building, Height of
- Building Height Measuring Point (BHMP)
- Cellar
- Floor Area Ratio (FAR)
- Grade, Finished
- Grade, Natural
- Gross Floor Area
- Habitable Room
- Story
- Window well

Similar revisions for the proposed basement/cellar measurement are proposed for the Rules of Measurement regulations (Subtitle B, Chapter 3) and related rules of Subtitles D, E, F, J, and K.


Staff is supportive of these changes to Subtitles B, D, E, F, J and K of the zoning regulations that clarifies language adopted in 2016 regarding how the measuring point affects what is considered a basement or cellar as they are not inconsistent with the Urban Design Element of the Comprehensive Plan. These changes are not major ones, but rather minor amendments to the regulations and do not affect how a building's overall height will be measured, which is still governed by the Height of Buildings Act of 1910, as amended.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the text amendment to Subtitle B and the rules of measurement and related rules in Subtitles D, E, F, J and K will not be inconsistent with the Comprehensive Plan or any other federal interests.



Marcel Acosta
Executive Director



Date