

November 30, 2018

Anthony J. Hood  
Chairperson  
District of Columbia Office of Zoning  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

Via Email and Interactive Zoning Information System (IZIS)

**Re: Notice of Proposed Rulemaking: Z.C. Case No. 17-23 (Office of Planning- Text Amendments to Sub Amendments Subtitles A, B, C, D, E, F, K, and U-for Side Yards)**

Dear Chairman Hood:

I, Dorcas Agyei, am a residence and homeowner in Historic Anacostia. In addition, I will be the ANC Commissioner for single member district 8A05 for the 2019-2020 term. I am concerned about the proposed amendments in Zoning Commission case number 17-23: Office of Planning -Text Amendments Subtitles A, B, C, D, E, F, K, and U-for Side Yards, ("Text Amendment"). Specifically, I believe the Text Amendment will unintentionally harm existing homeowners in different instances if adoption as currently drafted. I am asking the Zoning Commission to **reject** any language that would eliminate a side yard requirement as a matter-of-right for semi-detached row house structures in Residential Flat zone *when* the state of being detached is *solely* based on the definition of building on the lot line as is currently proposed.

I welcome responsible development and developers who seek to be both good neighbors and good stewards of positive change in Ward 8, and I support efforts of the District to develop abandon and dilapidated homes, as well as, vacant lots. However, I share similar concerns as those expressed in Advisory Neighborhood Commission 1D's resolution, dated March 20, 2018, which was submitted to the Zoning Commission to document the following concerns: (i.e., problems with access to home maintenance (such as painting) and foundation repairs unless by the intrusion onto the neighboring property).

Also, like ANC 1D, ANC 8A has many homes that are part of a historic district; I believe there are special considerations that should be enforced to ensure long-standing residents in historic homes, many of which have narrow side yards-like myself- are not negatively impacted by the passage of the proposed Text Amendment. Please see BZA case 19736.

I ask the Zoning Commission to **reject** the proposed text amendments that would eliminate side yard requirements for semi-detached row house structures in Residential Flat Zones as a matter-of right *when* the state of being detached is *solely* based on the definition of building on the lot line as is currently proposed.

I request that the Zoning Commission instead mandate that the end unit of a row should be required to have a five-foot side yard; excepting only instances where an extension of that row house is impractical for the construction of a dwelling, a variance may be sought.

I believe there must be a respectable balance between the need for development and considerations of existing residents to ensure new development does not cause harm or unnecessary inconvenience for those current resident(s) adjacent to a proposed development site.

Thank you for reviewing my comment.

Sincerely,

*/s/Dorcas Agyei*

Dorcas Agyei  
Resident, Historic Anacostia &  
Commissioner-Elect, SMD 8A05