

Supplemental Report

TO: District of Columbia Zoning Commission
FROM: ^{JLS}
Jennifer Steingasser, AICP
Deputy Director Development Review & Historic Preservation
DATE: November 25, 2019
SUBJECT: Supplemental Report for a Proposed Text Amendment to the Zoning Regulations,
11 DCMR, Subtitles C, D, E, F and X

At the November 7, 2019 Public Hearing for case ZC 19-14 the Zoning Commission directed the Office of Planning (OP) to provide a detailed response to ANC 6B and ANC 6Cs' letters. ANC 6C's letter requests expanding this amendment, ZC 19-14. They are requesting for it to include E§5203, the section for *Building Height* special exception, and E§206, the section for *Rooftop Or Upper Floors Additions*. Most of ANC 6C's letter identifies inconsistencies and clarity issues in the text that should be reconsidered and possibly amended. Similarly, some of the points identified in ANC 6B's letter identify potential conflicts with existing alley lot text. OP agrees with the ANCs, and reported that many of the issues raised are either currently included in or would be better addressed in two other cases currently in progress.

Case ZC 19-13 proposes text amendments to streamline and improve the clarity of the alley lot regulations in Subtitles B-G, I, J, &U.

Case ZC 19-21 proposes text amendments to revise the Rooftop or Upper Floor Element section in Subtitles D, E, and U to apply the solar energy system regulations to semi-detached and row buildings in the R zones

This case, ZC 19-14 does not include amendments to section 5203 but ZC 19-21 is proposing amendments to sections 5203 in Subtitles D and E and to E§206. One of the amendments being proposed is removal of the E§ 5203.2 waiver provision. Therefore, ZC 19-21 would be the more appropriate case to address ANC 6C's concerns on section 5203.

ANC 6B's alley lot related recommendations would be best addressed in ZC 19-13, which includes text amendments focused on alley lot.

The table below identifies the appropriate zoning case to handle each of the issues identifies by ANC 6C and 6B.

ANC 6 C Comment	19-14 Amnd to Non-Conf and Special Exception text	19-21 Amendments to Rooftop or Upper Floor Element	19-13 Amendments to Alley Lot Regulations	Future
Clean up grammar related to lot occupancy in 5201.6.	19-14 will address this issue.			
Remove E§ 5203.1(d)		19-21 will address this issue.		
Provide guidance in E§ 206 on whether damaged/decayed elements may be replaced in kind		19-21 will address this issue.		
E§ 206.2 allows for special exception relief but provides no specific criteria		19-21 will address this issue.		
Inconsistency in language for the standards in E-206 and E-5203		19-21 will address this issue.		
E§ 5203 contains loopholes		19-21 will address this issue.		
E§ 5203.2 allows for waivers of almost any two criteria in E§ 5203		19-21 will address this issue.		
E§ 5203 refers mostly to new additions but not to new buildings		19-21 will address this issue.		
Should standard sized lots be allowed relief per 5201				Potential Future Case
ANC 6 B Comment				
Ensure that E§ 5201.1 applies only to street-facing lots	19-14 will address this issue			
Consistency with special exception criteria for alley vs. street-facing lots			19-13 will address this issue	