

DC Zoning Commission Case No. 19-21 –
Office of Planning Proposed Changes to 2015 Amendments in R-4 (now
RF1-3) zones regarding Roof Top or Upper Floor elements.

Statement of Dupont East Civic Action Association

Dupont East Civic Action Association (DECAA), a neighborhood non-profit civic association dedicated to historic preservation and protecting the historic character of the city, is deeply concerned about OP's proposed amendments to Case No. 14-11 of 2015 and joins the Kalorama Citizens Association and other similar groups and individuals in registering our opposition.

Case 14-11 was enacted to protect neighborhoods zoned R-4 (now RF-1 through 3) from "pop-ups" and other outsized additions. Last October, the Office of Planning proposed amending the 2015 amendments to apply their solar energy system regulations to semi-detached and row buildings in the R zones and new construction more generally. However, the proposal has morphed into one that would now leave protection of rooftop architectural elements to the discretion of the Board of Zoning Adjustment and remove entirely other protections, such as the 10-foot limitation on rear extension on conversions of houses into multiple-family dwellings.

The proposed amendments vitiate the protections of the 2015 regulations. Under the guise of providing "clarity" in the zoning regulations, the new amendments would reduce the important safeguards of Case 14-11 to matters of "special exception," which the Board of Zoning Adjustment issues routinely, often in the face of community opposition.

In view of submissions of protest from other community organizations and individuals, signals to the Zoning Commission of wide opposition to OP's proposals, DECAA has deliberately kept our statement brief.

Thank you for your consideration.

Nick DelleDonne
President
Dupont East Civic Action Association
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