



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



December 17, 2014

Ms. Sharon Schellin
Secretary to the Zoning Commission
DC Office of Zoning
One Judiciary Square
441 4th St. NW, Suite 210S
Washington, DC 20001

Re: ZC Case No. 14-11 (Proposed Zoning Amendments)

Dear Ms. Schellin,

At a regularly scheduled and properly noticed meeting¹ on December 11, 2014, our Commission voted 6-0-0 (with 5 Commissioners required for a quorum) to submit the following comments in support of the pending proposal to amend Chapters 1, 3 and 4 of the zoning regulations in the above-referenced matter, currently scheduled for public hearing on January 15, 2015.

ANC6A is predominantly zoned R-4 and it would therefore be impacted in significant measure by the proposed regulations. Although a significant portion of ANC6A is included within an historic district, much of the ANC is not. For that reason, many blocks of well-preserved and historic two-story row homes are uniquely threatened by the regime of unregulated “pop-up” construction in place under the current by-right height limit of 40 feet and other provisions of the zoning code addressed by the Zoning Commission’s pending proposal.

In view of the foregoing, ANC6A wishes to express its support for the amendments being proposed by the Zoning Commission. Specifically, ANC6A supports amending the zoning code to: 1) reduce the permitted height of by-right construction in the R-4 district to 35 feet, with 40 feet permitted by special exception; 2) amending the definition of “mezzanine” so that a “mezzanine” is counted as a “story”; 3) reducing the permitted height of by-right construction of a roof structure located on one-family detached, semi-detached, or row dwelling or flat from 18.5 feet to 10 feet; and 4) requiring special exception relief for the conversion of a building or other structure existing before May 12, 1958 in the R-4 district to an apartment house.

The Commission believes that the proposed amendments strike the correct balance by permitting the above-referenced construction in appropriate cases, but only after an opportunity for oversight by the Board of Zoning Adjustment with community input from the ANC.

¹ ANC 6A meetings are advertised electronically on the listserves anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



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Please be advised that the ANC Chair and Vice-Chair, and Andrew Hysell are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Nicholas Alberti
Chair, Advisory Neighborhood Commission 6A