

ZONING COMMISSION of the District OF COLUMBIA

ZC Case No. 14-11B Rear Yard Additions

Statement of the Committee of 100 on the Federal City

March 27, 2017

The Committee of 100 on the Federal City opposes proposed section A 301.14 to the Zoning Regulations of 2016. The new section provides for a vesting period to July 1, 2017 during which individuals may file building permit applications for rear extensions longer than the 10 feet¹ proposed to be permitted as a matter of right under this rulemaking. An application must be accepted as complete by the D.C. Department of Consumer and Regulatory Affairs by the July 1 deadline.

The new section, submitted by the Office of Planning, was noticed after the record closed. We believe the potential impact of this amendment goes beyond the foreseeable scope of the rule as it originally was published for comment. In addition, there is no indication of how many property owners may proceed under A301.14 or how extensive their extensions may be. For these reasons, the proposed vesting period cannot be acted upon without a further opportunity for comment.

Aggrieved individuals would not be left with no avenue of relief. There is no outright prohibition on extensions longer than 10 feet; longer extensions may be available through the special exception process.

This case, like the earlier pop-ups case, resulted from the proliferation of cringe-worthy additions to houses in neighborhoods across the city. Relief is overdue and need not be further delayed. In this instance, the public interest in protecting neighborhood character must outweigh the inconvenience to an unknown number of owners, who may seek appropriate relief through the special exception mechanism.

Please accept this statement notwithstanding the record's closure on March 13, 2017, inasmuch as it is limited to an issue that arose thereafter. Thank you for your consideration.

Submitted,



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Chair, Zoning Subcommittee
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¹ The 10 feet are measured "beyond the farthest rear wall of any adjoining principal residential building on an adjoining property."