

Attachment A



1674 0805 07/26/2004

8/26/13

4213 River Road Northwest - Google Maps



Address **4213 River Road Northwest**

Address is approximate



Attachment B











Attachment C







Attachment D

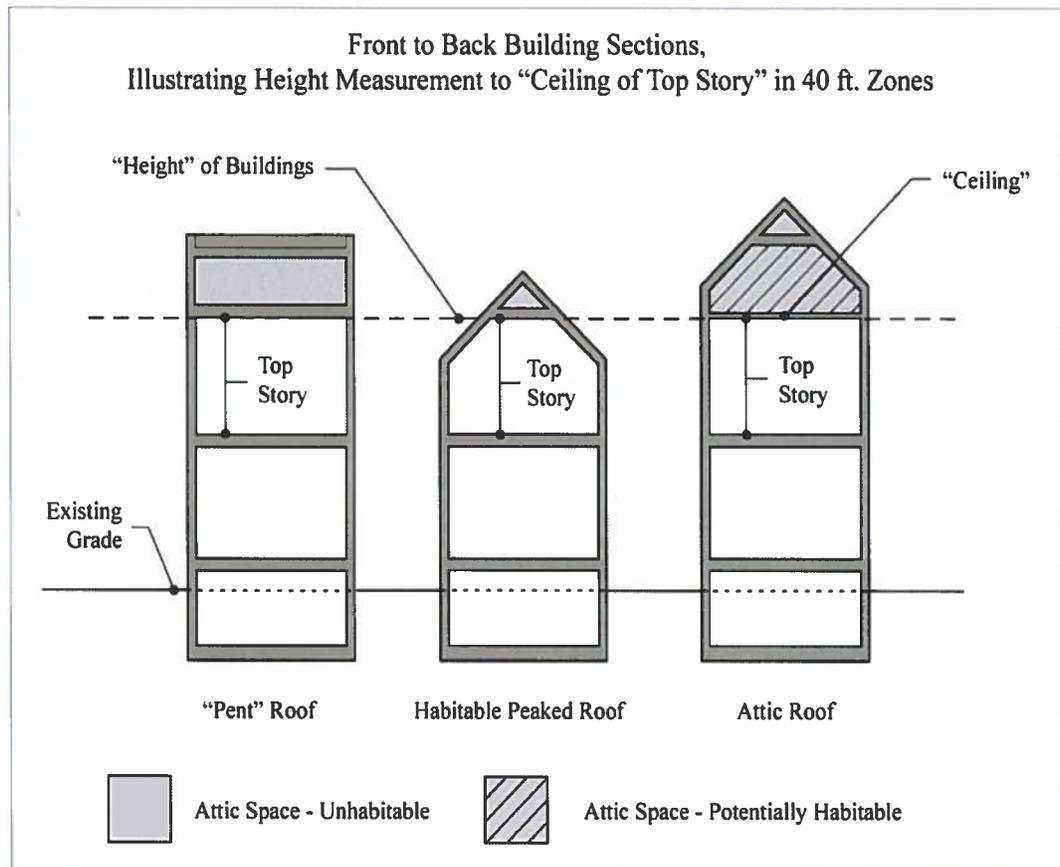


**DISTRICT OF COLUMBIA ZONING REGULATIONS REVIEW (ZRR)
INFO SHEET: BUILDING HEIGHT**

Are there any changes in how the height of buildings will be regulated?

Well, first, let’s clear up one misconception—we’re not proposing to increase the height of buildings. For the most part, we’re clarifying the rules about *measuring* building height. Existing issues with height were discussed in the first phase of the ZRR process during both the Height and Low/Moderate Density working groups (see www.dczoningupdate.org and click on the links for those working groups). These issues include where to start measuring the height of a building, and what can be put atop a roof and how big it can be. Most of the recent questions surrounding height focus on the low/moderate density residential zones (currently called R-1 through R-4).

The current code allows buildings in R-1 through R-4 zones to be up to 40’ tall, with a maximum of three stories. Below-grade spaces are allowed to extend above ground; however if the above-ground height exceeds 4’, it is counted as a story. The measuring point for building height is from the “finished grade” at the “middle of the front of the building” to the ceiling of the top story. Therefore, if a building has a pitched roof, the entire area above the ceiling of the top floor currently does not count in the height measurement. See the diagram below for an illustration of how this works today.



Under the current regulations, a property owner can effectively have a four-level structure, either by manipulating the grade, or on sites with significant grade changes, by choosing to measure height from a street side that has no practical relationship to how the building is accessed or viewed from the street. A property owner could also take advantage of the use of ceiling height as a point of measurement and artificially lower the ceiling height for the purposes of permit drawings and final building inspection and change it later to create additional habitable spaces on the top floor.

OP's Draft Proposal

In the Residential House zones, the draft regulations would change the measurement of building height: for flat-roofed buildings, it would be measured to the highest point of the roof and for pitched-roof buildings, it would be measured to the mid-point of the pitch. An illustration of how this would be measured is provided in the figure below.



The second proposal, which OP has withdrawn, was to remove the reference to “3 stories” as part of the height limitation. OP originally proposed this change because this rule has at times been “gamed” by property owners who claim that a part of a building is an “attic” or “cellar,” and therefore does not count against the 3-story limit. However, many citizens pointed out that, even with the 40-foot limit and the more restrictive measuring point, removing the 3-story limit could allow a builder to pack a fourth story in under the height limit—again, potentially detracting from neighborhood character and resulting in homes that are out of context. On balance, OP agrees that the 3-story limit provides an important stopgap against overly large houses, and should be retained. (The February 17, 2012 draft regulations on the Zoning Update website do not reflect this change; future drafts will include the 3-story limit.)

OP is also proposing to amend the definition of the “finished grade” to explicitly prohibit the manipulation of grade or “berming up” prior to application for a building permit.