



Government of the District of Columbia ADVISORY NEIGHBORHOOD COMMISSION 3/4G

Chevy Chase, Barnaby Woods, Hawthorne

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3/4G-04 - Laura Phinizy 3/4G-05 - Karrenthya Simmons, Treasurer
3/4G-06 - Peter Gosselin 3/4G-07 - Elizabeth Nagy, Secretary

A Resolution Asking the DC Zoning Commission to Deny a DC Office of Planning Proposal to Change the Process for Front Setback Relief for Certain Properties in "R" and "RF" zones

Whereas, the DC Office of Planning has proposed twenty-four changes to the DC zoning regulations in the form of the so-called "Omnibus Zoning Text Petition," Case No. 25-12; and,

Whereas at least three of the twenty-four will have an impact on the density, livability, look, and character of our community; and,

Whereas Proposal #15 (Front Setback Relief) would change the form of relief available to developers and homeowners in the "R" and "RF" zones — who want to build additions to existing houses, or new houses on non-standard lots closer to the street than zoning regulations permit — from the current variance process to the special exception process. (Requests to build *new* houses on *conforming* lots closer to the street than is permitted by zoning regulations would still be covered by the current variance form of relief); and,

Whereas, special exceptions have a less stringent review process and are easier to obtain than the more rigorous and difficult-to-obtain variance process; and,

Whereas, easier and more frequent approvals could move more house facades forward on a block, engendering "front setback creep," and altering the uniform "streetwall" over time; and

Whereas, once a new house or addition is allowed to move closer to a street, it becomes the new set point for any future houses or additions to follow. From that point thereon, all future houses or additions must be allowed, by right, to meet that new shortened distance to the street; and,

Whereas, this proposal thus affects not only the occasional new house or house addition — but all houses and additions that will be constructed in the future on a particular block — and will

therefore, dramatically change the look and character of our streets,

THEREFORE, BE IT RESOLVED:

ANC3/4G requests that the DC Zoning Commission **Deny** the Office of Planning proposal #15.

ADOPTED at a regular meeting, notice of which was properly given, and at which a quorum of four (4) of seven (7) members were present on November 10, 2025, by a vote of 5 yes (Grunewald, Gore, Sherman, Phinizy and Nagy), 2 no (Commissioners Gosselin and Simmons), 0 abstentions.



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Lisa R. Gore, Chair



box SIGN 4ZRVL67X-4Y56XQ33

Elizabeth A. Nagy, Secretary

Nov 12, 2025
Date

Nov 12, 2025
Date