

OFFICE OF ZONING
DEC 10 AM 9:31

Residents Of Lanier Heights in Opposition to Case 15-09

Dear Zoning Commissioners:

On April 9, 2015, I submitted a letter protesting the waiver of \$16,250 in filing fees for case 15-09 (Exhibit 10).

Since that date, residents of Lanier Heights opposed to a map amendment for their neighborhood have awaited the release of the Office of Planning's report on the application.

We received OP's report late in the afternoon on Friday, December 4, 2015, with a note that the Zoning Commission would consider the matter on Monday, December 14, at the commission's public meeting.

The OP report raises several issues of concern. The report itself states (in Section III):

These maps, because they are not the result of accurate surveys or reviews of actual building plans which were not available to OP, should not be construed as a fully accurate representation or "snapshot" of the neighborhood. In all likelihood, current or more accurate survey information could change the information for individual properties.

The report proceeds with general estimates which we believe are factually incorrect:

- A large majority of properties would be conforming to the R-4 zone;
- OP estimates that 20 to 25% of buildings are taller than 35 feet;

Primarily due to issues of lot width, rear yard depth and building height, we believe that a majority of row houses do not conform to the standards of the new R-4 zone (even when only counting houses that have not been substantially altered from their original state).

Should the Zoning Commission decide to set this case down for a public hearing, we will provide data strongly indicating that Lanier Heights should not be remapped as an R-4 neighborhood and should keep its current zoning.

Submitted on behalf of residents of Lanier Heights opposed to the map amendment in 15-09.

Sincerely,

Ronald Baker

Ronald Baker
December 10, 2015
Lanier Heights resident since 1989
Homeowner since 2002

CC: Residents of Lanier Heights OPPOSED to Map Amendment

ZONING COMMISSION
District of Columbia
Board of Zoning Adjustment
CASE NO. 15-09
CASE NO. 18297
EXHIBIT NO. 13