

RECEIVED
D.C. OFFICE OF ZONING

2007 JUL 26 AM 9:20

Ralph Garboushian
221 10th Street NE
Washington, DC 20002

July 25, 2007

District of Columbia Zoning Commission
441 4th Street, NW Suite 210 South
Washington, DC 20001

VIA FACSIMILE: (202) 727-6072

RE: **Support** Z.C. Case No. 04-33B (Inclusionary Zoning – Addition of R-2 Zones, Standards for Certain Overlays, and Clarifying Amendments)

Dear Commissioners:

As a resident of historic Capitol Hill, I support inclusionary zoning in my neighborhood. Capitol Hill has a wonderful array of row houses, moderately sized buildings, rented units and units that are owner-occupied; the mixture of residents is interesting and diverse. I want this neighborhood to welcome residents of all income levels. Having policies such as inclusionary zoning is essential to creating and expanding housing choices that serve the needs of all D.C. residents. I believe that Capitol Hill can increase its housing options while preserving the historic character that makes it one of the best neighborhoods in the city.

Specifically, I support the changes to the existing Zoning Commission Inclusionary Zoning rules. I believe that the adjustments to the overlays around my neighborhood – Capitol Interest, Eighth Street SE, and H Street NE are appropriate and needed to ensure that inclusionary zoning is applied as fairly across the city as possible. Because inclusionary zoning should be applied as broadly and fairly as possible, I specifically support the inclusion of R-2 zones in inclusionary zoning. The Office of Planning has demonstrated that R-2 can easily be included in inclusionary zoning while respecting the character of existing neighborhoods.

Inclusionary zoning, historic preservation and other commercial overlays are compatible and inclusionary zoning should be applied in all parts of the city, including Capitol Hill and Ward 6, wherever possible in order to provide a range of housing choices for people of all income levels.

Thank you for the opportunity to comment.

Sincerely,


Ralph Garboushian

ZONING COMMISSION
District of Columbia

CASE NO. 04-33B
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 22
CASE NO. 04-33B
EXHIBIT NO. 22