

CAPITOL HILL RESTORATION SOCIETY



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March 2, 2016

Anthony J. Hood, Chair
Zoning Commission for the District of Columbia
Suite 220-s
441 4th Street, NW
Washington, DC 20001

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RE: Capitol Hill Restoration Society Comments on Case No. ZC 04-33G:
Amendments to Chapter 26, Inclusionary Zoning

Dear Mr. Hood,

The Capitol Hill Restoration Society (CHRS) supports almost all of the recommendations proposed in the Office of Planning memorandum dated February 25, 2015. The memorandum addresses the Society's concerns by keeping the IZ minimum lot area and the minimum lot width unchanged in the R-4 zone. The memorandum also keeps the IZ zone unchanged in the C-2-A zone. The C-2-A zone is supposed to be a buffer zone between the residential and the more intense commercial zones and leaving the height of 50 feet unchanged continues the buffer.

CHRS opposes Section 2600: **OFF-SITE COMPLIANCE**. This section will become the rule and not the exception, will result in the clustering of low and moderate income housing, and will defeat one of the main reasons for Inclusionary Zoning, mixing incomes in a neighborhood. If you persist in this notion, please put in a sunset provision of five years. A sunset provision will require you to revisit this section to insure that CHRS's fears have not been realized.

Respectfully,



Gary M. Peterson, Chair
Capitol Hill Restoration Society
Zoning Committee

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ZONING COMMISSION
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 133
ZONING COMMISSION
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