

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

March 31, 2006

Case No. 06-07 (Petition to Amend the Zoning Map
Regarding Square 2930, Lots 73 and 74 and Square
2931 Lots 47, 48, 59, 94, 77, 78, and 79 from the
C-2-A Zone District to R-3 Zone District)

Please consider this document notice that the Sixteenth Street Heights
Community Organization for Responsible Development intends to present
testimony during the April 24, 2006 public hearing concerning the petition
described above Please include the written statements provided in the record
for consideration Please note that members of the Sixteenth Street Heights
Organization will present verbal testimony about this matter during the public
hearing

Respectfully submitted,

Sixteenth Street Heights Community Organization
For Responsible Development

RECEIVED
DC OFFICE OF ZONING
2006 MAR 31 PM 1:50

ZONING COMMISSION
District of Columbia

CASE NO. 06-07
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 9
CASE NO. 06-07
EXHIBIT NO. 9

To the members of District of Columbia Office of Zoning

There is a growing threat throughout the city of developers buying up existing property and tearing it down to make room for something new; changing the landscape of the city for years to come. Albeit, there is nothing wrong with development, especially a positive one in communities that need an economic boost or to improve dilapidated sites. However, when the development intrudes on neighborhoods that are stable, historically rich, and in the midst of home improvement, the new style often clashes with the old architecture and does not preserve the look and feel of the neighborhood

In particular, the developer that is in the early stages of trying to develop a couple of 5 story multiple unit condominiums on the 1200 block of Ingraham St. is not presenting an environment or architectural look that my family and neighbors want. For example, my wife and I bought our home on Gallatin St NW over 2-1/2 years ago because we liked how the streets in this area had single family homes and resembled the feel of a suburban setting, but having the closeness of living in the city. We also bought in this area because we wouldn't have to worry about parking our car in front of our home, unlike other areas in D C, which I think is a right, not just luck. One more reason we bought in this area is that we didn't want to be looking at very large buildings next to us or across the street. If we wanted to live next to big buildings, and not care about parking, then we would have moved to a different neighborhood, like Adams Morgan or Dupont Circle.

We feel that the current zoning law on the 1200 blocks of Hamilton St, Ingraham St and Jefferson St is not what is best for our community and our streets. We also feel that the current C-2A zoning law that allows a 5 story building between 2 single family homes or row houses on these streets is not what was intended many years ago in 1958 when it was changed. It was really meant for a business on Georgia Ave. to expand their building towards the back as a result of economic growth. In fact, the development that is occurring on this street is not the problem, it's the size and design of the building compared to the existing row houses on the street, and specifically, that the building will be located between two (2) existing row homes.

We urge you to consider changing the current zoning law for the side streets in the corridor along Georgia Ave, between Hamilton St and Jefferson St, NW to a R-3 zone. This will allow the integrity and preservation of the architecture within this neighborhood to stay intact.

Sincerely,

Eric Black
1210 Gallatin St NW
Washington, D C 20011



2006 MAR 27 PM 1:51

DC OFFICE OF ZONING

RECEIVED

Mary Denise Blake
1212 Ingraham Street, NW
Washington, DC 20011
202/722-4870

RE: Office of Zoning Commission
Case No. 06-07

To The Zoning Commission:

I have lived 1212 Ingraham St., NW since the age of three (over 30 years). I believe the smaller the neighborhood is, the more intimate we are as neighbors/friends. Therefore, I would prefer Ingraham Street remain a single family community.

As we have explained at many community meetings, as neighbors we share our lives, everyday problems and interests with one another.

Many of us, including my family, are third generations of dwellers. As new families have moved into the neighborhood, they also have expressed an interest in raising their families in this same type of environment.

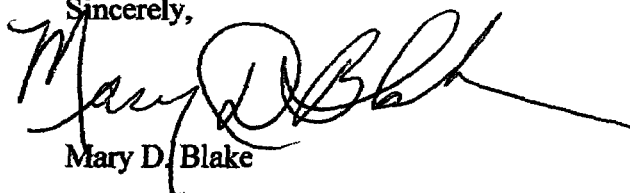
With this proposed new development (with so many units), I feel the interaction with each other as a family will be tremendously affected.

I am opposed to this type of development being planned by Mr. Regignano because of the height of the buildings and the density. Also, the massive volume of people living in one block would create many problems. This does not include the problems visitors/guests of the new neighbors would create.

I think by rezoning Ingraham Street, many problems would be resolved.

Thank you for allowing me to express my concerns.

Sincerely,



Mary D. Blake

The D.C. Board
of Zoning and Adjustments.

Walter F. Blacklock
1217 Hamilton St. N.E.

As A Concerned Neighbor of the proposed development, I am vehemently opposed to the project as presented because it would drastically alter the architectural integrity of the surrounding community, and abolish a source of security for personal and property safety.

After serious consideration of all matters involved with this proposal I have come to the conclusion that this project is not suited for this community.

Respectfully Submitted
W. F. Blacklock

March 27, 2006

**To: District of Columbia Office of Zoning
One Judiciary Square
441 4th Street, NW
Washington, DC 20001**

**From: Michael A Cash
5204 13th St NW
Washington, DC 20011-6914**

This statement is in reference to the development of the following properties 1204, 1207, and 1209 Ingraham Street North West. First, I would like to make note that redevelopment in the District of Columbia should be a process that requires Developers and the residence of the neighborhoods coming together as one. This section of the District is a community which neighbors know one another and assist one another throughout the years. This style of neighborhood was built with attached and detached single family homes, which made a beautiful community. This style has brought together many families to form a unique community.

Second, looking at development one could only see positive and negative forms of development. Positive development is the style that would not disrupt the contour of the neighborhood. Negative development (which this project falls under) changes the contour of the neighborhood and leaves residence in the community with a sense anger and bitterness. The goal for our city services should be to look at the development and prevent all forms of negative development in our communities. Residence of the District of Columbia feels the wave of redevelopment coming; however the residences also wish for a positive change! This brings us to the problems of redeveloping 1204, 1207, and 1209.

The zoning of these three properties will have an adverse affect on the neighborhood. The developer wishes to raise 1207 and 1209 and build a much higher building which would throw off the contour of the neighborhood. Meanwhile, performing the same task on 1204, which would bring more residence than the community at present can handle. In a four block radius of Georgia Avenue we have

Gallatin, Hamilton, Ingraham, and Jefferson streets. Each of these four neighborhoods adds beauty to the Georgia Avenue Corridor with traditional homes. The present zoning regulations as stands; conflicts with keeping the lavish contour of each of these sides street, also may destroy the life style of the community.

Last, it is time to set back the zoning and only allow homes to be developed on the streets listed. All apartments and condominiums should all face Georgia Avenue or be built in neighborhood areas which already have these style of buildings in place. Having many issues like parking already in the area, these buildings will cause heartaches on a community. After all the community is home and home lies in the community as a whole. Structures should remain and only be made homes for single family residence. Excessive building of apartments and condos only damage the environment of single family homes. Now is the time for the District of Columbia's Government to protect its residence from outside interest who wishes to destroy the neighborhood as it stands. Although, I may live on thirteenth these efforts cause major effects to my community as a whole!

Michael A Cash

Linda C. Dowell
1214 Ingraham Street, NW
Washington, DC 20011

RE: Office of Zoning Commission
Case No. 06-07

To The Zoning Commission:

My name is Linda Dowell and I live at 1214 Ingraham St., N.W. I have lived here for almost 30 years. I raised my son in the same house I grew up in as a child because I knew this neighborhood would be a great place for my son to grow up in.

I've known almost half the neighbors since I was a child. As neighbors, we speak to one another on a daily basis. In winter time, when the weather is bad, we help shovel each others walkways (for those who are unable to do it themselves), we have a long history of hard working families.

In springtime, we take pride in bringing are gardens back to life. On late spring nights, neighbors enjoy sitting on their porches while watching over our children as they play.

Some say that we are considered the "inner city hood," well, people just don't know what this neighborhood and its residents are all about.

We're not against development, but at what cost to us? We don't want condos on our block because it will cause over crowding and parking stretched beyond its capacity. Our property taxes will increase and our property value will decrease. Please show us that the government cares about its tax payers.

On almost every block you can see a new condo being constructed. There are so many condos now in Washington that they sit for "Sale" so long, they are unable to give them away.

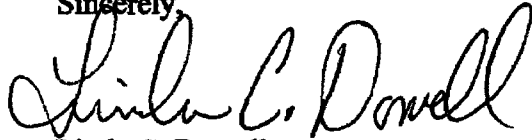
Mr. Regignano has no idea what these families stand for. His only purpose is to make money no matter what it takes to do it. He says that he is extending his hand to the community, well if this is true, then why can't he see what our neighborhood is about? We are single family homes and this is what we want to keep. Mr. Regignano won't have to wake up every morning and look at these condos towering over our houses/block.

Sure, we're not Tenleytown or Chevy Chase, and maybe we should be happy that someone is interested in developing our neighborhood. However, we are not happy, we want to remain single family homes.

I ask that when making your decision on rezoning our block (making it residential), you take into consideration that we are a community of second and third generations living in this neighborhood. I plead with you not to let this developer destroy our neighborhood.

I thank you for hearing my voice.

Sincerely,

A handwritten signature in black ink, reading "Linda C. Dowell". The signature is fluid and cursive, with the first name "Linda" being the most prominent part.

Linda C. Dowell

March 28, 2006

CASE - 06-07

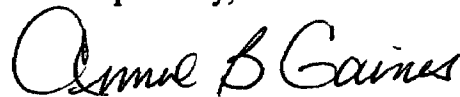
To: Zoning Commission

I, Annie B. Gaines, have resided at 1231 Ingraham Street, NW for over thirty-eight (38) years. I have raised and assisted in raising two generations of my family at this residence during this time. I am strongly opposed to the current commercial zoning that would allow this developer to build anything other than residential row houses in my neighborhood. I find it detrimental to the community at-large that after all of these years a developer would pick adjoining row houses in which to build condominiums.

Because I have resided on this block as long as I have, I do believe that development as well as change is good for the community. However, to bring on approximately 15 units to an already established neighborhood would of course bring on parking issues, crime issues, and possibility it could have a negative impact on the value of the homes in the neighborhood.

Also to erect a building that would be approximately 50 feet high would not fit into the current building structures that would surround this monstrosity. Also to believe that such a building will be accepted into the community is to not appreciate the District's residents and well as the immediate neighborhood's residents. Therefore, I respectfully ask that the commercial zoning of these residences be changed to residential zoning.

Respectfully,

A handwritten signature in cursive script that reads "Annie B. Gaines". The signature is written in dark ink and is positioned above the printed name.

Annie B. Gaines

Wednesday, March 29, 2006

To the members of the Zoning Commission of the District of Columbia,

In regards to case number 06-07,

My name is René Hayden, I live at 1226 Ingraham St NW

When my wife and I bought a house on the street, we did so because we could tell immediately that this was a good place to raise a family and that people had sunk roots in the neighborhood. Ingraham Street, while perhaps unprepossessing to the outsider, is a vibrant and rich neighborhood, and we are both extremely happy to bring up our son (3 months old, now) on our street. Neighbors look out for each other. Our community is very much like the houses that line it they may look small from the outside, but inside they are surprisingly large and cheery.

Let me make a few comments regarding issues important to me in support of the change of zoning proposal now before you I am not against development per se in our neighborhood, nor do I think that Michel Regianino is operating in bad faith—in fact I think that many aspects of his project at 1204, 1207, and 1209 Ingraham Street are laudable if not desirable. However, I do believe that his project and the way it has unfolded dramatically underscores the shortcomings of the zoning laws for this area

The C2A zoning within a 5-house margin along Georgia has allowed Mr. Regianino to propose to build a 4-story condominium almost in the center of our run of row houses This poses problems architecturally, logistically, and socially Architecturally, Mr Regianino's project completely disrupts what the original builder of our homes obviously intended to be an unbroken course of dwellings I do not think that any contiguous development with a front on Georgia Avenue would meet with the same outcry as Mr. Regianino's proposal, which effectively chops up the block without any rhyme or reason

Logistically, the C2A zoning and Mr. Regianino's proposal allow a very large increase of density far into the block, exacerbating the problems of what is already an exceedingly dense locale: trash, parking, and noise. Our block differs importantly from other high-density locales in DC as these tend to be well-served by public amenities, especially transportation, in already built-up areas

Socially, this same density will drastically change the social nature of our neighborhood, imposing an important population of transient apartment and condominium dwellers upon a neighborhood of families that has stood upon the same ground for a generation or more While a change for C2A zoning to residential may not change this outcome in the long run, it would prevent this change from happening in such a ham-handed fashion as that proposed by Mr Regianino.

I hope that for the sake of the residents living alongside or under C2A zoning along Georgia Avenue, and in lieu of creating new guidelines for C2A zones, the zoning commission will approve the change from C2A to residential zoning in the 1200 block of Ingraham Street. Even if, as I understand, the Georgia Avenue C2A zoning was not undertaken for the sole benefit of one individual, I would still argue that the right thing to do for the future of our community would be to allow our street to retain its original and historical purpose of providing family homes for the hard-working citizens of the District.

Sincerely,



René Hayden.

CASE NO
06-07

SARAH E Hines
1219 Ingraham St NW
Washington DC 20011

To The Zoning Commissioner

my family resides at
1219 Ingraham St NW, we have
three generations of living here
it has been 43 1/2 years.
This street has been a
quiet street to raise
a family with neighbors who
has known each other for a
long period of time. Now
there is a developer
who wants to come in and
simply destroy our street
with these granite building
towering way above our
family homes. Which would

Pages

CASE NO

06.07

SARAB E HINES

1219 Ingraham St NW

WASH DC 20011

make it And Awful eyesore,
Since he has purchase these
building on the end of this
block it seems that he
could take in consideration
to At least keep these
building At the same height
As our homes. Instead
of MAKING these building And
eyesore. I hope there will
be some Charges made
Whereas other developer
want come into neighborhoods
And just destroy the
appearance of the neighborhood
I hope we can sue
some rezoning

Thank you

NEILDA C LEE
1217 Gallatin Street N W
Washington, D C 20011

March 31, 2006

MEMBERS
Zoning Commission for the
District of Columbia
441 4th Street, NW
Washington, D C 20001

Re Case No. 06-07

Dear Members

I support the petition, filed by Harold Brooks, *et al* on behalf of the Sixteenth Street Heights Community Organization for Responsible Development, seeking an amendment to the Zoning Map to rezone the specified properties from C-2-A Zone District to R-3 Zone District.

Currently the streets perpendicular to the west side of Georgia Avenue are single-family homes. It is this fact coupled with the style and architecture of the homes that brings homebuyers to our neighborhood. Many families in this neighborhood are second, third and even fourth generation home owners.

We are not opposed to the development of Georgia Avenue. To the contrary we are awaiting responsible development that will meet our needs as citizens. However, we are opposed to development that negatively impacts our lives as residents. The current developer's proposal to build a high story building of multiple condominiums/apartments between single-family dwellings will forever mar the fabric and appearance of our neighborhood. The proposed structure will result in a reduction in available parking due to the increase in vehicular traffic, may result in an overcrowding of the neighborhood school and could damage the structures of the existing homes on either side.

I strongly encourage you to consider the alternatives:

- 1) Change the Zone District from C-A-2 to R-3 to prohibit the type of development currently proposed, or
- 2) Interpret the current Zone District for commercial structures to apply solely to buildings that front on Georgia Avenue, permitting development while minimizing the impact of the residential streets.

Thank you for your consideration and the opportunity to present my views.

Sincerely,


Neilda C Lee

MARSHA NICKENS
5113 13th Street, N.W.
Washington, D.C. 20011

March 27, 2006

To the D.C Zoning Commission:

In the early 1950's my grandparents moved into this neighborhood. My parents loved this neighborhood and in 1958 brought the home next to my grandparents. I grew up walking to school, playing at the playground, knowing my neighbors and their children. Our neighborhood is like a village. We have families that have lived here for generations. I am third generation and my children fourth. I wanted my children to have the same benefits I had growing up in this village. The essence of this neighborhood is the single-family homes.

The project the developer is contemplating on Ingraham Street will disrupt the stability and cause distress to the families living there. I am for commercial development of the properties facing Georgia Avenue, but a fifty-foot apartment between two single-family homes will not conform to the neighborhood. I join my neighbors' request for the rezoning of these properties from commercial to residential.

I appreciate the Zoning Committee's time and consideration of this Petition (Case #06-07).

Thank you,


Marsha J. Nickens

PETER M. NIELSEN-JONES
1238 Ingraham Street, N.W.
Washington, D.C. 20011

(202) 722-1390

To the members of the D.C. Zoning Board

Good evening to you and to my neighbors on Ingraham St NW and vicinity. Thank you for hearing our request that the rowhouses facing Ingraham Street be rezoned for residential use only and rehabilitation. My wife and I have live on Ingraham St. for over 20 years and there raised our daughter and have known the community to be a stable one. We have had some neighbors who have grown old here and have had to move away and we have welcomed new neighbors moving in. Many of the families who lived here when we moved onto the block are still living here. There has always been a sense of community as how folks would greet each other or stop for a chat.

My wife and I certainly join our voices with our neighbors here tonight as well as with those who couldn't attend, to say we would support development of the properties consistent with the existing house heights and exterior design features and which would provide a sensible parking solution. We are glad to have businesses on Georgia Ave. so that we can buy most of what we need, and, with our neighbors, look forward to sensible commercial redevelopment along Georgia Ave among those properties which are fronting on that avenue.

We are very appreciative of the vigilance of our neighbors in bringing this issue forward to you and for the response and engaged support of Councilmember Fenty. We understand the present way these buildings at issue were zoned happened quite a while ago and at the urging of one person. But now we neighbors of these properties request your thoughtful hearing of our petitions tonight and that the rezoning of these properties to be consistent with current residential use.

Respectfully submitted by Peter (and Ruth) Nielsen-Jones
April 24, 2006

A handwritten signature in cursive script, reading "Peter Nielsen-Jones", with a long horizontal flourish extending to the right.