

PLACARDS
POSTED
12/10/06



1
Spring Pl. & Spring Rd. ,NW



2
Spring Pl. & Spring Rd. ,NW



3
Spring Pl. - mid block, NW



4
Ogden St. & Hertford Pl., NW



5
Ogden St. & Spring Pl., NW



6
Spring Pl. & Perry Pl., NW



7
16th & Newton Sts., NW



8
Ogden & Oak Sts., NW



9
Spring Pl. & Ogden St., NW



10
Mid-Block Newton St., NW



11
14th St. & Parkwood Pl., NW



12
16th & Monroe Streets, NW



13
14th & Monroe Sts., NW



14
14th St. & Perry Pl., NW

PLACARDS
POSTED
12/16/06



1 14th & Monroe, NW



3 Ogden & Oak, NW



2 14th & Newton, NW



4 Ogden & Hertferd, NW



5 16th & Spring Rd, NW



6 14th & Meridian, NW



8 14th & Perry, NW



7 Spring Rd, NW - mid block

Emergency Town Hall Meeting

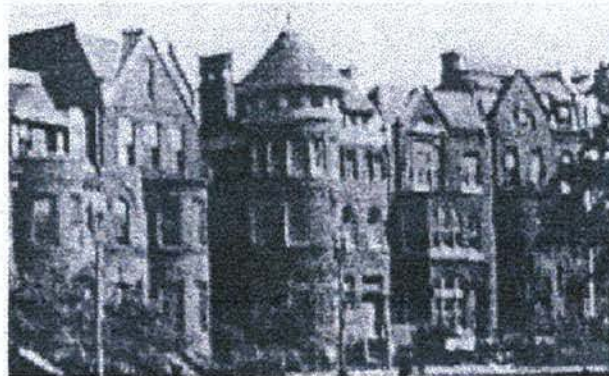
Sponsored by ANC 1A & Commissioner Calvin Woodland, Chair of the Zoning Committee

Contact (202) 724-8180

We Need To Hear From You!!!

Preserving Communities & Managing Development

**Row House Zoning in Columbia Heights?
Condo Conversion in Columbia Heights?**



Tomorrow, Thursday, July 6th - 7:00PM
Trinity Church
3505 16th St, NW
Community Room

Discuss ANC 1A's resolution asking the D.C. Office of Planning and the D.C. Zoning Commission to immediately consider rezoning row house blocks in ANC 1A from R-5-B to R-4. The R-4 zoning will:

- PROHIBIT THE CONVERSION OF ROW HOUSES INTO APARTMENT BUILDINGS,
- PRESERVE ROW HOUSES AS A PREDOMINANT FAMILY HOUSING UNIT, AND
- ESTABLISH A 3-STORY HEIGHT LIMIT, NO TALLER THAN 40 FEET.

The rezoning of R-5-B Row House blocks to R-4 is in accordance with the 1988 Comprehensive Plan as amended and the 2006 draft Comprehensive Plan.

The new zoning would continue to allow flats (2 units), preserving the ability to rent basement apartments, a critical source of affordable housing in the District.

ANC COMMISSION IA

TOWN HALL MEETING



Date / Time / Place

Tuesday, January 9, 2007

7:00 PM

Trinity AME Zion Church
16th & Oak Streets, NW
(Please enter on Oak Street)

Town Hall Meeting on Rowhouse Re-Zoning

ANC1A will be holding an informational meeting about the possible rezoning of the rowhouse blocks between 14th & 16th Streets and Monroe Street and Spring Road, NW. At present, this area is zoned R-5-B, which permits the conversion of rowhouses into 50 foot condominium or apartment buildings. The re-zoning of this area to R-4 will limit renovations to two units on most lots and restrict the building height to forty feet. Existing condominiums and apartment buildings would be exempt from the re-zoning. A representative from the Office of Planning has also been invited to address questions and concerns.

The Zoning Commission will be holding a public hearing regarding this issue on Thursday, February 8th at 6:30 PM. Everyone is welcome to testify in person, in writing, or by e-mail.

If you have any questions,
please call 202-328-2242.

We hope you can join us. We look
forward to hearing your thoughts,
ideas and concerns.

ANC1A
TOWN HALL MEETING ON ROW HOUSE RE-ZONING

Tuesday, January 09, 2007

Trinity AME Zion Church 16th & Oak Streets, NW

AGENDA

Welcome and Introductions ANC Commissioners Anne Theisen and Jacqueline Arguelles

Overview of the Petition to the Zoning Commission

Questions for the Office of Planning

How to Proceed

If you have further questions or would like to submit a statement electronically, you may do so by sending an e-mail to rowhouse@speakeasy.net. Please be sure to close the e-mail message with your contact information.

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Dear Neighbors,

In the face of the increasing number of row houses being converted into condominiums in Columbia Heights and the potential adverse affects that such conversions might bring to our neighborhood, ANC 1A passed a resolution on July 12, 2006 to request that the Zoning Commission consider re-zoning some residential rowhouse blocks from R-5-B to R-4. The Zoning Commission agreed that this issue is important enough to set down a date for a hearing, and has scheduled the hearing for February 8, 2007. This also means that the R-4 zoning is in place until the hearing and decision process is concluded.

Most of the residential blocks in the neighborhood are already zoned R-4. The requested rezoning area lies between 14th & 16th Streets and Monroe Street and Spring Road, NW and would not affect existing apartment buildings and condominium units. This request is consistent with the goals of the current comprehensive plan and the mayor's draft of the comprehensive plan update.

Of concern is the fact that current R-5-B zoning allows 50 foot high buildings or five stories and apartment buildings and condominiums with more than two units. R-4 zoning only allows 40 foot high buildings or four stories. Basement apartments are permitted in both zoning designations.

The major difference between the two zoning categories is that R-4 is more geared toward rowhouses and flats (two units), while the other is geared toward apartment buildings. Because of the typical rowhouse lot size in Columbia Heights, the R-4 zoning would limit most rowhouse conversions to no more than two units.

The ANC passed this resolution because of the significant impacts that condominium conversions can have on the stability of family-oriented neighborhoods such as Columbia Heights. Condominium conversions reduce the number of family-sized housing units in the neighborhood.

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The rowhouse is the basic unit of family housing in Washington, DC and the comprehensive plan's policies are designed to retain these family-oriented housing units in order to accommodate families trying to remain in or locate within the District. Condominium conversions also have the potential to adversely impact the architectural character of our neighborhoods and to exacerbate traffic and parking congestion, because more cars are associated with the higher number of units in condominium buildings that were previously rowhouses.

The ANC is very interested in hearing your opinions about this important issue. We have set up a special email address to collect comments. The address is rowhouse@speakeasy.net. Comments received will be printed out and shared with the zoning commission and the ANC. The hearing will represent another opportunity for you to make comments to the zoning commission, either verbally or in writing. The hearing will be held on February 8, 2007 at 6:30 pm in the Zoning Commission chambers at 441 4th Street, NW, accessible by Metro via the Judiciary Square Metro station. You will see large green posters advertising the hearing on the affected blocks over the next two months.

Please do not hesitate to contact me directly if you have any questions about this important matter.

Sincerely,

Anne Theisen, ANC1A05 202-328-2242

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PLACARDS
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1 14th & Monroe Sts,.JPG



2 14th & Newton Sts.JPG



3 14th & Meridian, NW.JPG



4 14th & Oak Sts, NW.JPG



5 14th & Parkwood, NW.JPG



6 14th & Perry, NW.JPG



7 Spring Pl, & Spring Rd,
NW.JPG



8 Perry Pl, & Spring Pl, NW.JPG



9 Spring Pl & Ogden, NW.JPG



10 Oak St, NW.JPG



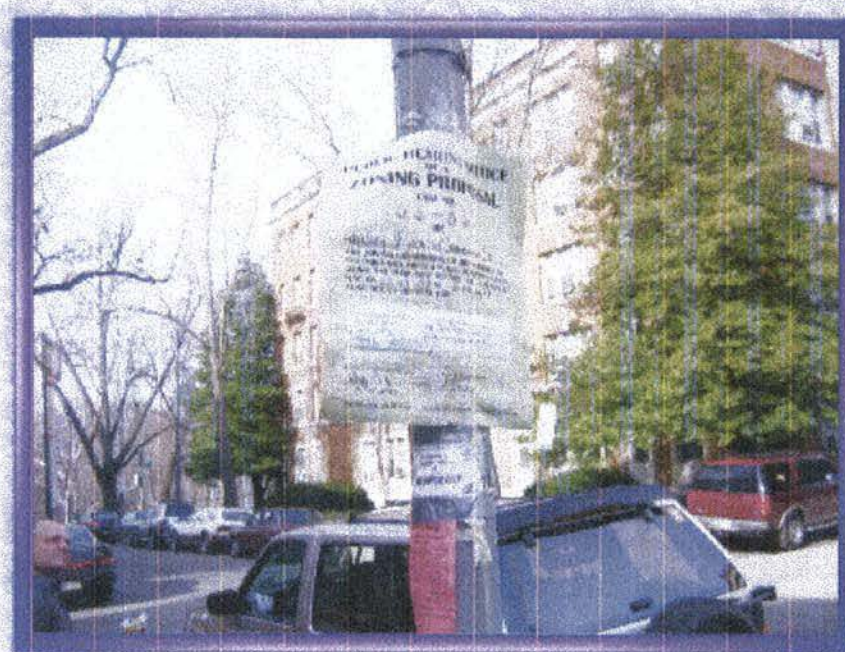
11 Ogden & Hertferd, NW.JPG



12 Spring Rd, NW mid
block.JPG



13 Spring Rd & Spring Pl,
NW.JPG



14 Spring Rd, NW mid
block.JPG

Anne Theisen

From: Teri Rucker [terirucker@yahoo.com]
Sent: Monday, December 11, 2006 9:46 AM
To: rowhouse@speakeasy.net
Subject: Keep our Rowhouses!

I am writing in support of zoning that will keep highrises and condominiums out of Columbia Heights and keep row houses and the architectural character of our neighborhood intact. I am all for progress, development and improvements to the neighborhood, but any policies that allow our neighborhood to become cluttered with condos is the wrong kind of change for our neighborhood.

Columbia Heights is already being developed by big corporations, bypassing the kind of organic change that lead to the prosperity of 14th Street South of U Street. Small, local businesses adding character, flavor and desired shopping is just what Columbia Heights needs. While I am delighted about the Target, I am saddened that all of the businesses surrounding the area are of the chain-store variety, turning Columbia Heights into a suburban-esque strip mall instead of a colorful neighborhood with character and local business. Building condos and converting rowhouses into tiny apartments will only add that unfortunate lack of character that is encroaching on our neighborhood.

Please permanently zone the neighborhood for rowhouses and not for large condos and other multiple dwelling units.

**Thank you for the opportunity to weigh in.
Sincerely,
Teri Rucker
1517 Spring PI NW**

Anne Theisen

Subject: FW: [HistoricWashington] Row House Zoning

To: rowhouse@speakeasy.net

Subject: row house zoning

Sent: Wednesday, January 17, 2007 9:48 PM

I heartily agree with your position on row houses, for the all the reasons you site.

In addition to the conversion of row houses into condominiums, I see in my neighborhood of Brightwood, many, many people who are converting their cellars into rental apartments (or maybe they are being positioned as condominiums). This work is ugly, sub standard and really just a slam-bam Hope Depot treatment. I can not recall ever seeing a building permit either! It seems to what they can get away with.

I don't know if the issue I have raised falls under the rubric of your discussion, but I believe it bears consideration because this 'work' also intrudes on the integrity of the row house.

I live in a row house that's in original 1931 condition and I couldn't be happier. I have worked hard to return this charming home back to its original condition when built by Charles Harding. Most of the difficulties were due to neglect and lack of care. A little respect and care for one's home and one's neighbors go a long way.

krl

>From: "Anne Theisen" <aktheisen@verizon.net>

>Reply-To: HistoricWashington@yahoogroups.com

>To: <HistoricWashington@yahoogroups.com>

>Subject: [HistoricWashington] Row House Zoning

>Date: Wed, 17 Jan 2007 13:16:26 -0500

>

>Dear Neighbors,

>

>This is a reminder ANC 1A passed a resolution on July 12, 2006 to request

>that the Zoning Commission consider re-zoning some residential rowhouse

>blocks from R-5-B to R-4 in response to row houses being converted into

>condominiums in Columbia Heights and the affects that such conversions

Anne Theisen

From: Richard Wolf [richwolf1@verizon.net]
Sent: Thursday, December 14, 2006 6:06 AM
To: rowhouse@speakeasy.net
Subject: re-zoning to save rowhouses

I support your initiative. As president of the Capitol Hill Restoration Society, I know how vital the R-4 designation has been to saving the character of our neighborhood. Row houses are an essential component of retaining and attracting families to the city: an important public policy initiative. Both the pending comp plan and a recent study from the Urban Institute funded by the Fannie Mae Foundation recognize the importance of stopping the outflow of families from DC and the connection that families have with improving the school system.—Dick Wolf, Pres. Capitol Hill Restoration Society

1/19/2007

Anne Theisen

From: Michael Harlow [Mharlow@nabi.com]
Sent: Thursday, December 21, 2006 8:42 AM
To: Anne Theisen
Subject: Re: FW: [Moderated_Columbia_Heights] Row House Zoning

Thanks. I will try to attend. However, from reading below, it makes a lot of sense and I support the proposal.

Regards,

Michael Harlow

>>> "Anne Theisen" <aktheisen@verizon.net> 12/21 8:08 AM >>>
?

Dear Mr. Harlow,

Alan Heymann, from Councilmember Graham's office, forwarded me your question regarding the green placards advertising the February 8th Zoning Commission Hearing. I am forwarding (below) a copy of an announcement that went out to all the community listservs, explaining the matter that will appear before the Commission. Specifically, it has to do with re-zoning a small area of Columbia Heights from R-5-B (its present standing) to R4 which will limit the conversion of most row houses into apartment buildings with more than two units.

The petition is being brought before the Zoning Commission by ANC1A. Councilmember Graham has also written a letter of support. There will be a community meeting regarding this issue at 7:00 PM on January 9th at Trinity AME Zion Church at 16th & Oak Streets, NW (use the Oak Street entrance, please). We hope you will be able to attend. There we will explain the specifics of the case and the hearing proceedings and answer any questions community members may have.

Many questions can be answered by the information that follows, but I am happy to answer further questions, should you have them. Please don't hesitate to contact me by e-mail. You can also call me at 202-328-2242. There is another e-mail address listed in the text that follows where you can ask questions or make comment regarding this issue.

Thank you, Anne Theisen Commissioner, ANC1A

-----Original Message-----

From: Moderated_Columbia_Heights@yahoogroups.com [mailto:Moderated_Columbia_Heights@yahoogroups.com]
On Behalf Of Anne Theisen
Sent: Sunday, December 10, 2006 11:32 PM
To: Moderated_Columbia_Heights@yahoogroups.com
Subject: [Moderated_Columbia_Heights] Row House Zoning

1/19/2007

Anne Theisen

Subject: FW: Rezone to R-4

Date: Wed, 17 Jan 2007 13:29:15 -0800 (PST)
From: Mary Ann Warner <mawarnerdc@yahoo.com>
Subject: Rezone to R-4
To: rowhouse@speakeasy.net

To whom it may concern (AOC/Zoning Commission)

Please accept this email as my support for re-zoning the area between 14th & 16th Streets and Monroe and Spring Rd from R-5-B to R-4

I live on Monroe St and feel that since most of the residential blocks in our immediate area are already zoned R-4 then the above mentioned area (14th & 16th Streets and Monroe and Spring Rd) should also be R-4.

Monroe St which is primarily made up of row houses and flats, has already witnessed a row house/condo conversion to a 4 unit (50 ft+) building that greatly distracts from our street. Since R-4 zoning appears to be geared towards row house architecture and preventing major construction from making a house larger than 50 feet (and 4 units). I feel this type of zoning (R-4) is more appropriate for the area between 14th & 16th Streets and Monroe and Spring Rd.

**Thanks
Mary Ann Warner
1424 Monroe St NW**

1/19/2007

Anne Theisen

From: MonroeStreetAssoc@yahoogroups.com on behalf of Martin Baldessari [madaba@verizon.net]
Sent: Saturday, December 09, 2006 6:32 PM
To: rowhouse@speakeasy.net
Cc: MonroeStreetAssoc@yahoogroups.com
Subject: [MonroeStreetAssoc] Rezoning1400-1500 block of Monroe Street NW

To ANC 1A and the Zoning Commission:

We write to support emphatically the rezoning of the 1400-1500 block of Monroe Street NW from R-5-B to R-4. Our understanding is that the last comprehensive plan envisioned this, but the city, in its dismal dysfunction a couple decades ago, did not follow through. Ours is among those blocks that were not zoned R-4 at the time, unlike nearby blocks that it resembles in every way. From end to end, our block was all single-family houses (with the exception of the westernmost building on the south side) when we moved here nineteen years ago. We would not have chosen the block at that time if it had not had that small scale to it. With the rush of development in the past few years, we recently lost a house to roof-popping and the addition of two floors. It is now an outsize eyesore that dwarfs nearby houses and breaks the architectural line. This would never have happened if the city had done its job to protect the scale of close-in residential blocks it had inexcusably excluded. We fervently hope you will remedy this oversight, so that we can enjoy on our block the protection already granted to similar blocks in Columbia Heights.

Martin Baldessari

John Angueira

1522 Monroe Street NW

Washington, D.C. 20010

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1/19/2007

Anne Theisen

From: Joseph Finneran [jfinneran@groupincorporated.com]
Sent: Thursday, January 18, 2007 9:50 PM
To: Anne Theisen
Cc: rowhouse@speakeasy.net
Subject: Re: [MonroeStreetAssoc] Row House Zoning

Importance: High

Anne,

I strongly support the zoning change to make all row houses on Monroe Street, NW into R-4 properties. From the recent project at 1428 and those seen on other blocks, the architectural character of the street is negatively affected by over-sized condo conversions, which also clearly bring serious traffic and other density issues to the block.

Perhaps more important than all of these is the need to preserve family-oriented housing, providing for families that wish to remain on our block and for those that might wish to move here. The multi-generational nature of our neighborhood is key to our quality of life and the maintenance of good schools and other family services.

Thanks for your and others hard work in making this sensible change to preserve our community.

**Best regards,
J. Finneran**

—

Joseph Finneran

**1418 Monroe Street, NW
Washington, DC 20010**

**W: 202.588.9899, Ext. 4
C: 310.614.4639**

Anne Theisen

From: MonroeStreetAssoc@yahoogroups.com on behalf of Jim Weiner [jim_weiner@hotmail.com]
Sent: Sunday, December 10, 2006 8:47 PM
To: rowhouse@speakeasy.net
Subject: [MonroeStreetAssoc] Zoning on 1400-1500 Monroe Street, N.W.

Many thanks to Anne Theisen for keeping her constituents well informed of important neighborhood issues in which they can have timely input and make a difference.

My wife, Vicki, and I concur with others who urge that this block be re-zoned R-4 to prevent out-scale development.

Quite simply, this is a unique block that about a century's worth of time has dealt with quite kindly. There is remarkable existing architectural integrity: distinct, contiguous blocks of housing in a few notable styles, all similarly scaled, that blend harmoniously. Significant internal work can occur within existing building lines, if necessary, to support multi-unit development without destroying the uniformity and integrity of the street.

So, please protect the architectural integrity of the 1400-1500 block of Monroe Street and ensure that the R-4 zoning is applied to this block.

Thank you for considering our views.

Jim Weiner & Vicki Fleming

1510 Monroe Street, N.W. (202) 409-9211

Dear Neighbors,

In the face of the increasing number of row houses being converted into condominiums in Columbia Heights and the potential adverse affects that such conversions might bring to our neighborhood, ANC 1A passed a resolution on July 12, 2006 to request that the Zoning Commission consider re-zoning some residential rowhouse blocks from R-5-B to R-4. The Zoning Commission agreed that this issue is important enough to set down a date for a hearing, and has scheduled the hearing for February 8, 2007. This also means that the R-4 zoning is in place until the hearing and decision process is concluded.

Most of the residential blocks in the neighborhood are already zoned R-4. The requested rezoning area lies between 14th & 16th Streets and Monroe Street and Spring Road, NW and would not affect existing apartment buildings and condominium units. This request is consistent with the goals of the current comprehensive plan and the mayor's draft of the comprehensive plan update.

Of concern is the fact that current R-5-B zoning allows 50 foot high buildings or five stories and apartment buildings and condominiums with more than two units. R-4 zoning only allows 40 foot high buildings or four stories. Basement apartments are permitted in both zoning designations.

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1/19/2007

Rezoning 1400-1500 block of Monroe Street NW

Sat Dec 9, 2006 3:35 pm (PST)

To ANC 1A and the Zoning Commission:

We write to support emphatically the rezoning of the 1400-1500 block of Monroe Street NW from R-3-B to R-4. Our understanding is that the last comprehensive plan envisioned this, but the city, in its dismal dysfunction a couple decades ago, did not follow through. Ours is among those blocks that were not zoned R-4 at the time, unlike nearby blocks that it resembles in every way. From end to end, our block was all single-family houses (with the exception of the westernmost building on the south side) when we moved here nineteen years ago. We would not have chosen the block at that time if it had not had that small scale to it. With the rush of development in the past few years, we recently lost a house to roof-popping and the addition of two floors. It is now an outsize eyesore that dwarfs nearby houses and breaks the architectural line. This would never have happened if the city had done its job to protect the scale of close-in residential blocks it had inexcusably excluded. We fervently hope you will remedy this oversight, so that we can enjoy on our block the protection already granted to similar blocks in Columbia Heights.

Martin Baldessari

John Angueira

1522 Monroe Street NW Washington, D.C. 20010

Everyone is raving about the all-new Yahoo! Mail beta.

1/19/2007

Anne Theisen

From: J Grant [genevasound@yahoo.com]
Sent: Sunday, December 10, 2006 9:39 PM
To: rowhouse@speakeasy.net
Subject: Comments on proposed rezoning.

To ANC 1A and the Zoning Commission:

We write to enthusiastically echo the comments of our neighbors Marty and Juan below.

We moved to the 1400 block of Monroe Street nearly 5 years ago thinking it was a wonderful street of nice 2 story rowhouses. Not being an expert on zoning laws at the time, we didn't think a whole lot about it when the roof was torn off one of our neighboring properties and the developer who bought it started to build the property higher, as we assumed the renovation would just add perhaps another story onto the top that would be made to be more or less compatible with the rooflines of the rest of the street. We were stunned and dismayed to see the building grow by 2 additional stories - and with it turned from a charming 2-level + basement rowhouse into a 5 story rectangle reminiscent of the monolith from the movie 2001.

Needless to say, this development has permanently changed the nature of Monroe Street, and to the detriment of the street and the entire neighborhood. Our houses are now dwarfed by this monolith, and the charming nature of our street has suffered greatly.

One of the things that drew me to Monroe 5 years ago was the fact that it was a street of nearly 100-year-old houses and the neighborhood's architectural character was very set. We personally feel an obligation in the house we bought to take care of it and preserve as much of its historical character as possible - it is a gorgeous home that has been good to many generations, and we view it as our duty to make sure that we preserve this and pass it on someday to another generation.

It is criminal, in our mind, that the developer of the "monolith" was permitted to simply come in here and in a few short months blow up 100 years of history, not to mention fundamentally alter the very character of the neighborhood. The city needs to have a way to preserve the architecture of neighborhoods and ensure that carpetbagging developers who swoop in for a moment in search of maximum profits are prevented from destroying the architectural nature of a neighborhood and all the things that go with it.

The proposed zoning change from R-5-B to R-4 will go a long way, in our view, to addressing this issue. We regret this zoning change was not taken up in time to prevent the destruction of one of Monroe street's charming homes, but feel good that at least with this change, the "monolith" that sits beside our home will be the last such abomination on our block.

Sincerely,

**Jeremy Grant and Stacey Ferkko
1420 Monroe St. NW
Washington, DC 20010**

1/19/2007

Anne Theisen

From: A.N. Brown [anbrowndc@yahoo.com]
Sent: Monday, January 08, 2007 10:23 PM
To: aktheisen@verizon.net
Subject: Re: [NCHCA] ANC1A Town Hall Meeting on Rowhouse Re-Zoning

Anne,

I wrote a long message to the speakeasy account a few weeks ago that bounced. The short message is that I agree with the limit: I wish it would also extend to 11th.

Annette Brown

Anne Theisen <aktheisen@verizon.net> wrote:

Tuesday, January 9, 2007
7:00 PM
Trinity AME Zion Church
16th & Oak Streets, NW
(Please enter on Oak Street)

ANC1A will be holding an informational meeting about the possible rezoning of the rowhouse blocks between 14th & 16th Streets and Monroe Street and Spring Road, NW. At present, this area is zoned R-5-B, which permits the conversion of rowhouses into 50 foot condominium or apartment buildings. The re-zoning of this area to R-4 will limit renovations to two units on most lots and restrict the building height to forty feet. Existing condominiums and apartment buildings would be exempt from the re-zoning. A representative from the Office of Planning has also been invited to address questions and concerns.

The Zoning Commission will be holding a public hearing regarding this issue on Thursday, February 8th at 6:30 PM. Everyone is welcome to testify in person, in writing, or by e-mail.

Questions, comments, or testimony can also be submitted to rowhouse@speakeasy.net.

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1/19/2007

Anne Theisen

From: notify@yahoogroups.com on behalf of cmr2424 [cmr2424@yahoo.com]
Sent: Tuesday, December 19, 2006 6:26 PM
To: rowhouse@speakeasy.net
Subject: Great idea -- How can I help?

Please contact me – I'd like to draft the most effective possible statement for this hearing and think I have a great story to tell as someone who moved next door to single-family dwellings in 2004 and is now watching a 4-unit condo development go in on the other side of my eastern wall. With two houses immediately to the west of me also on the market, I want no more of the reckless over-development of these homes.

Thanks for your efforts,

**Carsten Reichel
1456 Newton St NW**

Anne Theisen

From: Clyde E Howard Jr [ceohoward@hotmail.com]
Sent: Thursday, December 14, 2006 7 12 PM
To: rowhouse@speakeasy.net
Subject: Condominium Conversion

ANN 1A:

Condominium conversion is indeed a threat to the homogeneous character of the neighborhood in which the conversions are made. The Zoning Board Members are not familiar with most of the neighborhoods in the City, therefore, they have no concept of what they are approving nor do they have any idea of how the new conversion will affect the overall character of the houses already in place. Yes, additional density caused by condo conversion places an undue strain on parking and it affects the utility load dispensed to homes, but most of all it destroys the overall beauty and symmetry created by the original architects.

I applaud the efforts of the ANN to corral the over development of condo conversions and I hope that other ANNs across the City will take up the banner to bring about change in condo conversions.

C. Howard

**"A problem defined is half solved"
"(...unless the definition is wrong!)"**

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1/19/2007

Anne Theisen

From: Barbara [bikebarb202@verizon net]
Sent: Sunday, December 10, 2006 11 27 PM
To: rowhouse@speakeasy net
Subject: rezoning of residential blocks

To whom it may concern,

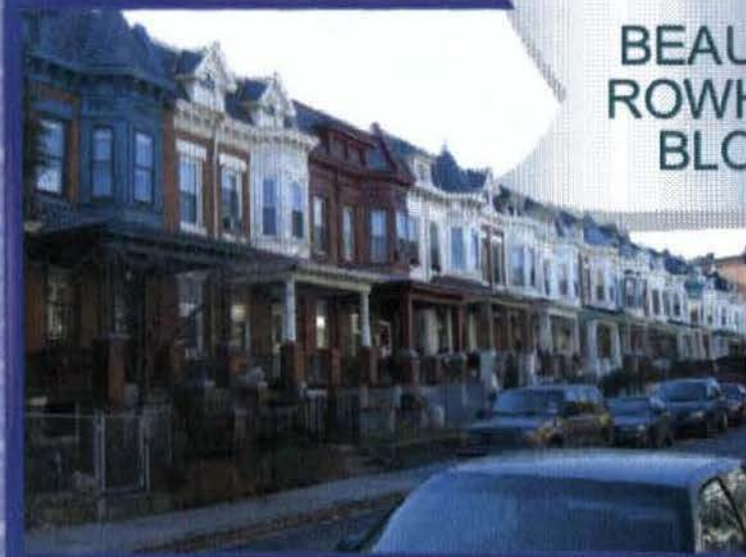
I am writing in support of the rezoning of some residential blocks to R-4 from R-5. Specifically, I am supporting the rezoning of Monroe Street between 14th and 16th street. I was dismayed when a pop-up conversion occurred just down the block from me, ruining the line of our lovely rowhouses with a square, flat-fronted box (the porch was removed to meet FAR requirements). The new building (no longer a house) sticks out in every way. To add insult to injury, they took down a street tree, and filled the yard with industrial mulch and utility boxes – no new tree! Such decisions are only made by commercial developers without a stake in the neighborhood. While this is still housing, its presentation is as a commercial space with an impersonal feel, inappropriate on our block of modest row houses.

Please note, I am a big believer in higher density housing, and the small existing apartment buildings on our block are welcome members of our community. However, Columbia Heights is getting plenty of higher density housing with the brand new buildings going up just steps away, ruining existing row-house blocks is not the way to get it. We need to preserve existing single-family rowhouses to maintain housing variety and historic integrity. Please approve this rezoning.

Barbara McCann
1439 Monroe St NW

1/19/2007

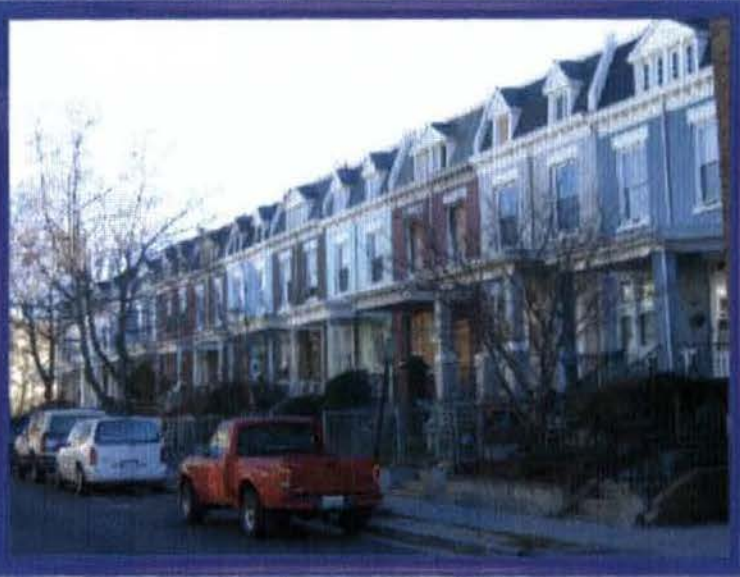
**BEAUTIFUL
ROWHOUSE
BLOCKS**



Meridian Place



Monroe Street



Spring Road

ROWHOUSE CONVERSIONS



1318 Park Road, NW



Park Road & Hiatt Place



1428 & 1432 Monroe Street



1432 Monroe Street - rear



JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

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Committee on
Consumer and Regulatory Affairs

Voting Member
Board of Directors, Washington
Metropolitan Area Transit Authority

June 28, 2006

Ms. Ellen McCarthy, Director
District of Columbia Office of Planning
801 North Capitol Street, NE, Suite 4000
Washington, DC 20001

Dear Ms. McCarthy:

I am pleased to lend my support to the September 14, 2005 recommendations of Advisory Neighborhood Commission 1A regarding mapping issues for the 2005 Comprehensive Plan revision. I am particularly and personally concerned about the spate of row house conversions to condominiums in R-5-B zones that were recommended for down-zoning in the Comprehensive Plan adopted in 1984/1985 and updated in 1998/1999. These row house districts are once again recommended for down-zoning in the draft 2005 Comprehensive Plan. I endorse ANC 1A's recommendations to down-zone R-5-B row house blocks to R-4 in order to protect them from the adverse impacts of overdevelopment.

The row house is the basic family housing unit in the District of Columbia, and conversion of row houses to condominiums reduces the supply of housing units sized to accommodate the families who are so important to the future of the District of Columbia. Row house conversions also reduce the supply of work force and affordable housing units by eliminating the English basement apartments in such row house districts. Further, the architectural integrity of the District's fine row house blocks is threatened by developers who add floors to these buildings to accommodate their economical conversion into condominium buildings.

I urge the District of Columbia Office of Planning to take prompt action to follow up on ANC 1A's September 14, 2005 recommendations.

Sincerely,

JG/ah

1446 Newton Street



1317 Park Road



What the rezoning would do

- Discourage condo subdivisions of rowhouses on small lots
- Discourage the addition of floors to rowhouses
- Retain family-oriented housing
- Stabilize communities
- What about the impact on current owners?
 - Lot coverage same in both zones
 - Still allows room for building additions
 - Allows flats to provide rental income

What kind of city is the Comp Plan trying to encourage?

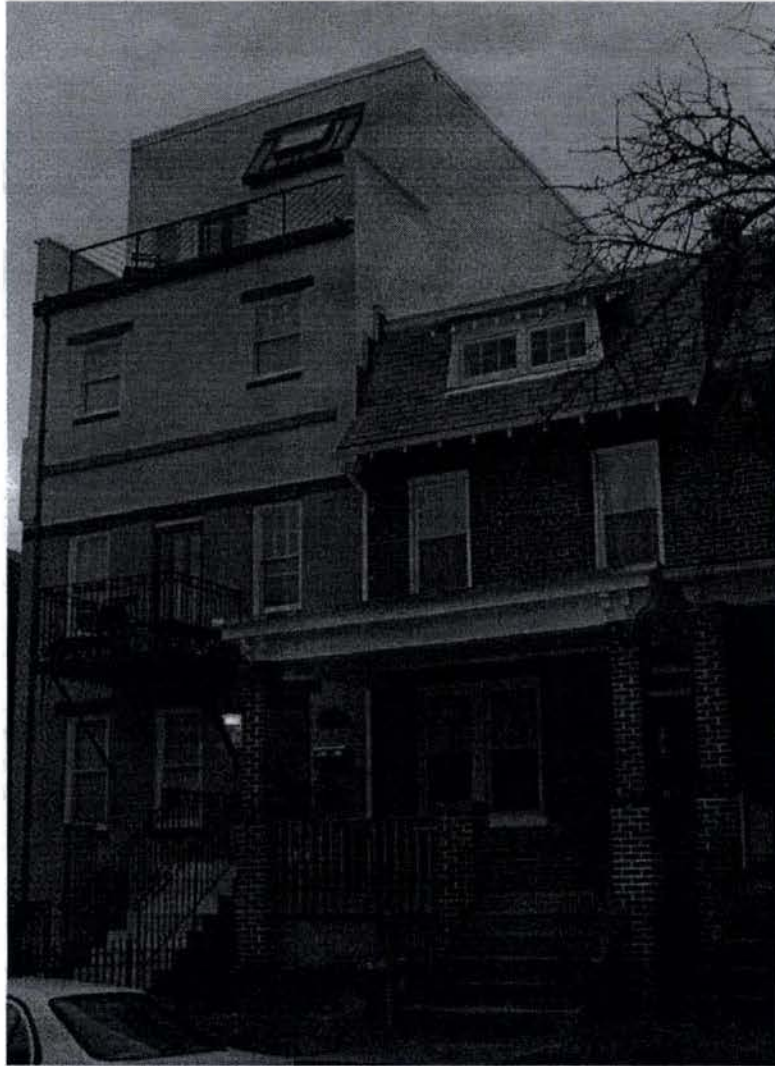
1. A city with a balance of housing types, including family housing.
2. A city that not only attracts people, but encourages them to stay, raise their families, and become a permanent part of helping to make the District a great place to live.



RECEIVED

D.C. OFFICE OF ZONING

2011 JUN 22 AM 9:42



BEFORE
THE DISTRICT OF COLUMBIA
ZONING COMMISSION

NOTICE: See other side of affidavit form for instructions.

In Re:

Case No.: CP-36

AFFIDAVIT OF POSTING

DISTRICT OF COLUMBIA, ss:

Anne Theisen

, being first duly sworn, does

hereby depose and say that:

I, Anne Theisen, on December 10, 2006
(Date)

at 2:00 PM, caused 14 Zoning Notice(s) furnished by the
(Time)

Secretary to the Zoning Commission to be posted on private property

known as

n/a

(Address of Premises)

in plain view of the public on the following street frontages:

Spring Place & Spring Rd, NW Spring Place Ogden & Hertford
Ogden & Spring Rd Ogden & Spring Place Spring Place & Perry Pl
14th & Newton Ogden & Oak Mid-Block Newton 14th & Parkwood

I caused to be taken _____ photographs(s), attached

(Number)

hereto, of the Zoning Notice(s) in place which fairly depict each

Zoning Notice as seen by the public. The photographs are numbered

and correspond to the following street frontages:

Number

Street Frontages

- #1 14th & Monroe, NW See attached for additional sites
#2 14th & Newton, NW #5
#3 14th & Meridian, NW
#4 14th & Oak, NW

Anne Theisen
Signature

Subscribed and sworn to before me this 19th day of January, 2007.

Mary E. Lum
Notary Public, D. C.

My Commission expires:

Mary E. Lum

Notary Public, District of Columbia
My Commission Expires 09-30-2008

Mary E. Lum
Notary Public, District of Columbia
My Commission Expires 09-30-2008

Attach photograph here.

See Instruction No. 1

2007 JAN 19 PM 2 51

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D.C. OFFICE OF ZONING

2007 JAN 19 PM 2 51

DC OFFICE OF ZONING

INSTRUCTIONS

1. Attach photograph showing the Zoning Notice as seen from the public street in the space provided on the face of the affidavit. If more than one photograph is required, they should be mounted on a separate sheet of paper the same size as this form. The paper holding the photographs is to be firmly attached to this form.
2. All photographs must be at least 3" x 3" and numbered to correspond to street frontages listed on the face of the affidavit.
3. Sections 3.3d3 of the Rules of Practice and Procedure Before the Zoning Commission of the District of Columbia requiring posting of the property reads as follows:

When a Map Amendment, PUD or air space development is requested by a property owner for his property, the applicant shall give additional notice of the public hearing by posting the property with notice of hearing at least forty days in advance of the hearing. Notice shall be posted in plain view of the public at each street frontage located on the subject property. Notice will be supplied by the Executive Director of the Commission showing the calendar number of the application, the nature of the application, the name of the applicant, the property involved, and the location, time, and date of the public hearing. The applicant shall file with the Executive Director of the Commission not less than thirty days prior to the public hearing, a sworn affidavit demonstrating compliance with this rule. A form of affidavit supplied by the Executive Director of the Commission may be used, but is not required. The applicant shall attach to the affidavit a photograph of each sign after posting and as viewed by the public, identifying the street frontage of each sign. The applicant must make a reasonable effort to maintain the posting by checking the signs weekly and reposting when necessary. The applicant must swear or affirm at the hearing that this has been done.

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DC OFFICE OF ZONING

2007 JAN 15 PM 2:54

ZONING COMMISSION OF THE DISTRICT
OF COLUMBIA