

ZONING COMMISSION
District of Columbia

CASE NO. 07-34

EXHIBIT NO. 3

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Attachment No. 1

Letters of Support



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B**

October 22, 2007
Chairperson
DC Zoning Commission
Room 200-210 South
441 Fourth Street, NW
Washington, DC 20001

Dear Chairperson:

As Chair of Advisory Neighborhood Commission 2B, I am happy to advise that our ANC supports the proposed zoning reduction in this application. We are pleased to serve as a co-sponsor.

The area under review is a fragile row house neighborhood. The proposed change in zoning categories will reduce future heights and density and bring zoning more into alignment with actual land use and with the land use policies of the 2006 DC Comprehensive Plan. ANC2B believes strongly that with favorable review by the Zoning Commission this neighborhood will achieve an added measure of control over future land use, one that will help preserve its overall low scale.

The vast majority of existing row houses in this neighborhood are well into their second century of use, and they have survived remarkably intact. Large areas of other nearby neighborhoods, north of O Street, NW, between 14th and North Capitol Streets, have already been given an R-4 category that has helped retain their residential character and unique architectural contribution to our city's landscape while still offering the opportunity for expansion of residential dwellings by the creation of English basement units. ANC2B believes this application is a win-win situation for everyone. We hope that the Zoning Commission will share our view and move quickly to implement the requested changes.

If you have any additional questions, I can be reached at 202-412 9434 or at Ramon.Estrada@dupontcircleanc.net.

ON BEHALF OF THE COMMISSION.

Sincerely,

Ramon Estrada
Chairman
CC: Rick Busch, Dupont Circle Conservancy

DUPONT CIRCLE CITIZENS ASSOCIATION

established 1922

P.O. Box 73616

Washington, DC 20056-3616

October 11th 2007

Ms. Carol Mitten, Chair
DC Zoning Commission
Room 200-210 South
441 Fourth Street, NW
Washington, DC 20001

Dear Chair Mitten:

The Dupont Circle Citizens Association (DCCA) is pleased to serve as a cosponsor of this application for reducing existing zoning in a residential neighborhood that is part of the greater Dupont Circle community. Our general membership and our Board of Directors have both had presentations on this initiative. The DCCA Board at a regular board meeting with a quorum present voted to support and cosponsor this application.

DCCA believes that this effort, the work of countless hours by several neighborhood volunteers, is exactly the kind of activity that we, as an organization, should be supporting because of its long-term benefit in helping to sustain the historic and architectural residential character of the area. Overall, our neighborhood is low in massing and scale, essentially one of 2- and 3-story row houses, most of which were built in the late 19th century. The proposal being submitted is consistent with the policy guidelines outlined in the 2006 DC Comprehensive Plan for this and other city neighborhoods. All the blocks proposed for rezoning are residential.

DCCA has worked with the Zoning Commission in the past on related issues in our historic districts. While the area under consideration now is in parts of other historic districts, it is nevertheless in close proximity to our own. Retention of its architectural character is, therefore, important to all of us. DCCA believes so strongly in this proposal that it has helped fund administrative costs associated with it.

DCCA asks that after your review and analysis of this application the Commission support the proposal. We thank you for your work on behalf of this application.

Very truly yours,



Rob Halligan
President

Dupont Circle Conservancy

c/o 1432 Swann Street, NW
Washington, DC 20009

October 8, 2007

Ms. Carol Mitten, Chair
DC Zoning Commission
Room 200/210 South
441 Fourth Street, NW
Washington, DC 20001

Dear Chair Mitten:

The Dupont Circle Conservancy is pleased to be a co-sponsor and enthusiastic supporter of this application to reduce current zoning in a part of Advisory Neighborhood Commission 2B, in the Mid-City area of our city.

The Conservancy is an all volunteer not-for-profit organization whose mission is to promote the preservation of the historic and architectural character of the greater Dupont Circle neighborhood of Northwest Washington, DC. To achieve that end, we review proposed and ongoing building projects in the Dupont Circle Historic District and adjacent areas of other districts, provide commentary before DC government agencies and other bodies on historic preservation and related issues, and work to help inform the general public about the importance and benefits of historic preservation to our neighborhood and the city at large.

The application you are considering will help bring zoning into alignment with existing residential land use in this ANC2B neighborhood. Current zoning is a carryover from the last century, when a proposed system of freeways was thought to create a more densely populated city. When the portion of the freeway for this neighborhood was abolished, the old zoning remained. This is what we are dealing with today.

The area under review is one of low scale 2- and 3-story row houses, many dating from the last quarter of the 19th century. The overall neighborhood is part of one of the following historic districts: Greater U Street, Sixteenth Street, or Strivers' Section. While historic district status provides some measure of protection for retention of the neighborhood, the existing zoning does not prevent buildings of anywhere between 50 and 90 feet in particular parts of the area. Thus, the low-scale nature of the neighborhood is threatened.

The 2006 DC Comprehensive Plan clearly states that zoning in this mid-city area is out of sync with actual land use and with land use policies that the city itself wishes to promote. The following quotations note this situation:

Parts of the Mid-City Planning area contain row houses, flats, and high rise apartments on the same block. This pattern has been perpetuated in part by high-density zoning, a vestige of a time when older housing in the area was thought to be obsolete and in need of replacement.¹

The distinct and eclectic character that defines Mid-City neighborhoods should be protected as infill development takes place.²

The following policy statements in the 2006 Comprehensive Plan indicate the need to protect row house neighborhoods:

Policy MC-1.1.1 Neighborhood Conservation: Retain and reinforce the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. The area's rich architectural heritage and cultural history should be protected and enhanced.³

Policy MC-1.1.5: Conservation of Row House Neighborhoods: Realize the value and importance of Mid-City's row house neighborhoods as an essential part of the fabric of the local community. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect the desire to retain the row house pattern. Land use controls should discourage the subdivision of single family row houses into multi-unit apartment buildings, but should encourage the use of English basements as separate dwelling units in order to retain and increase the rental housing supply.⁴

And finally,

Action MC-1.1-A: Rezoning of Row House Blocks: Selectively rezone well-established residential areas where the current zoning allows densities that are well beyond the existing development pattern. The emphasis should be on row house neighborhoods that are presently zoned R-5-B or higher, which include the areas between 14th and 16th Streets, NW, parts of Adams Morgan, areas between S and U Streets, NW, and sections of Florida Avenue, Calvert Street, and 16th Street.⁵

The Dupont Circle Conservancy believes that action should be taken now to put in place zoning categories that properly reflect existing land use. We urge your action on this issue and that you for considering it.

Very truly yours,



Raazia Ally, Vice President
Dupont Circle Conservancy

¹ 2006 Comprehensive Plan, p. 2-123

² 2006 Comprehensive Plan, p. 2-126

³ 2006 Comprehensive Plan, p. 2-128

⁴ 2006 Comprehensive Plan, p. 2-129

⁵ 2006 Comprehensive Plan, p. 2-130

Residential Action Coalition

**1524 T Street, NW
Washington, DC 20009**

October 11, 2007

**Ms. Carol Mitten, Chair
DC Zoning Commission
Room 200/210 South
441 Fourth Street, NW
Washington, DC 20001**

Dear Chair Mitten:

The Residential Action Coalition wholeheartedly supports reducing existing zoning in the residential neighborhood generally bounded by north side of S Street, NW on the south; the alley behind the north side of Caroline Street on the north; 16th Street and New Hampshire Avenue on the west; and the alley behind the buildings on the west side of 14th Street on the east.

For too long the zoning in this neighborhood has been at odds with existing land use. We need to protect the area's low scale, row house character from the kinds of additions that have been added to existing structures, particularly in the 1400 and 1500 blocks of Swann Street, NW, because current zoning allows heights to 50 feet. What caps many of these late 19th century row houses today are fourth floors that have been poorly designed, are clearly visible from the street, and will forever mar the symmetry of the earlier architecture.

The Residential Action Coalition believes so strongly in this volunteer neighborhood effort that it has helped fund some of the administrative costs associated with producing the application.

Very truly yours,

A handwritten signature in black ink that reads "Kathryn A. Eckles". The signature is fluid and cursive, with the first name being the most prominent.

**Kathryn A. Eckles
President**

Caroline Street Residents Association

1502 Caroline St, NW
Washington, DC 20009
www.carolinestreetdc.org
carolinest@gamber.net

Chair
DC Zoning Commission
Room 200-210 South
441 Fourth Street, NW
Washington, DC 20001

5 November 2007

Zoning of 1500 Block of Caroline St, NW

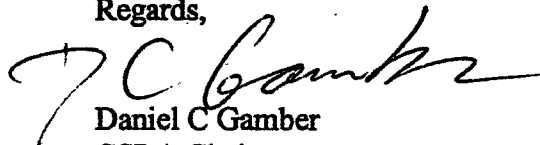
Dear Sir:

The residents of Caroline Street, NW, wish to support the reduction of the zoning for our street from the current R-5-B to R-4. Reduction of adjacent residential row house blocks would also help preserve the character of this historic district.

As noted in the Comprehensive Plan, Caroline Street (in square 190) and several nearby streets are zoned for a density far higher than current use. The Plan recommends that these streets be rezoned to a level that reflects current land use.

Caroline Street does not actually fit any existing zoning category. Our houses are semi-detached, not row, and our lots are small. R-2 most closely reflects current development, but its footprint would prohibit any expansion of the houses. Some houses have had a small rear extension built, to provide a better size kitchen. Rezoning to R-4 would apparently continue to allow that option. And it would bring us into line with the broad swatch of residences from 14th St NW east to the Eastern Branch.

Regards,



Daniel C Gamber
CSRA Chair

CC: Dupont Circle Citizens Association
ANC 2B