

Caroline Street Residents Association

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Chairman Anthony Hood
DC Zoning Commission
Room 200-210 South
441 Fourth Street, NW
Washington, DC 20001

27 April 2008

Zoning of 1500 Block of Caroline St, NW

Dear Mr Hood:

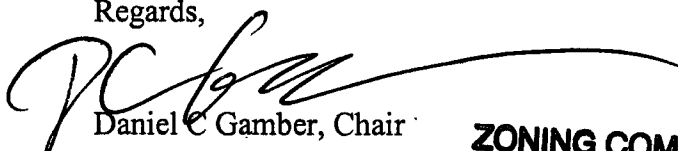
The residents of Caroline Street, NW, wish to support the reduction of the zoning for our street from the current R-5-B to R-4.

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 Anacostia River.

Caroline Street has 24 houses, 18 owner occupied. All residents and four of the non-resident owners are participants in the association. All have been kept informed of the zoning application process, and their comments requested numerous times including September 1, 2006; June 6, 2007, with an invitation to a larger community meeting on the subject on June 14; a block meeting on June 28 at which the attendees all voted to support down zoning; September 11, 2007, requesting a yes-no vote on the down zoning proposal; and April 22, 2008, with a reminder of the Zoning Board meeting as announced on the posters around the neighborhood. No opposition to down zoning was ever expressed, while many expressed support. There was considerable discussion about whether R-2 or R-4 would be appropriate, with R-4 the winner.

Regards,



Daniel C Gamber, Chair

ZONING COMMISSION

CASE No. 07-34

EXHIBIT No. 32

District of Columbia
CASE NO.07-34
EXHIBIT NO.32