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SINGLE MEMBER DISTRICT 5A.1**SLOWE SCHOOL DEMOUNTABLE**

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Attn: Sheila - 727-6072

To: Zoning Commission

From: Janae Grant - Commissioner 5A11

Date: April 8, 2009

RE: Case No. 08-06-8 - Comprehensive ZRR: Low/Moderate Density Residential
District of Columbia

Dear: Chairman Anthony Hood

CASE NO. 08-06-8

EXHIBIT NO. 26

Greetings. As the Vice Chair and proud Commissioner of SMD 5A11 in the Woodridge area of NE, we want to weigh in on this matter regarding the potential changes permissible under the Low/Moderate Density Residential Rewrite. While I did participate in the Working Group Sessions pertaining to Low/Moderate Density, there are still some concerns that need to be expressed for the record. My overall focus is on vacant lots/infills district wide, but specifically in R-1- B zone. Simply put the constituents that I represent are not in favor of additional homes or other usages other than those normally associated for property owners to be built upon. While keeping the character, curb appeal and upkeep of the neighborhood is very important, thus front yard setbacks being maintained is understood and appreciated. Likewise we support the side and rear yards that may be currently non-conforming, but it is well implied and understood for air and space. However, while the provisions are extended to the historic districts, let it be known that in non historic districts that conversion of a detached single family for multiple uses or for separate multiple families is not readily accepted or desired just because the property lines are blurred. Furthermore, we don't want conversions of detached single family homes in our area. If a new customizable zone applies for such distortion of their neighborhood character, so be it, but it is not wanted in the Woodridge area.

To allow for a minimum matter of right building foot print regardless of lot size, seems harmless. However, the potential danger exists or what could be exploited is for those vacant lots that are substandard size would then be deemed a minimum matter of right to build upon. This too should not be the inverted solution for more housing or increased homes. When we allow vacant lots/infills to be built upon in an existing mature neighborhood it changes the characteristics of the neighborhood and imposes further neighborhood impacts.

Regarding customized zones that will tend to reside in a residential zone, can the residents then apply for a customized zone to protect the current characteristic of the neighborhood, and in essence is this the alternative to becoming a historic district for convenient protection? Simply put, instead of having developers come forth to initiate development in these localized areas, the neighborhood or a couple of blocks can now suggest if they want a varied neighborhood. While having choice is the main driver to this customization, we hope that protection for or against these localized zones will be practiced and enforced. For example, per recommendation 13, that should be allotted for a customized zone, to have a second dwelling unit if it is big enough, and should not be a matter of right.

Finally, as a suggestion for the vacant lots/infills that really aren't feasible to have a house built upon it to look like today's home standard, instead of allowing for a smaller structured home or a standard size home that will appear bigger, as would be the case if a minimum matter of right is allowed, let's use the lot space for a community garden. Just because the vacant space exists it is not always in the best interest for the land to be built upon.

Thank you, Chairman Hood for your steadfast leadership on this important issue and other issues pertaining to the District's Zoning Regulations. We appreciate all that you do and welcome the opportunity to work and consult with you. Thank you also to the Zoning staff, BZA and Office of Planning.

Janae Grant

Thank you kindly,
Commissioner - 5A11
Janae Grant
Grant...It done