

1756 Lanier Place, NW
Washington, DC 20009
January 29, 2014

Anthony Hood, Chairman
Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001
Fax No. 202-727-6072

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Dear Chairman Hood:

I am a resident of the Lanier Heights neighborhood in Adams Morgan and am writing to urge you to allow customized zoning solutions in residential neighborhoods in order to control pop-up developments of single family houses. The residential character of Lanier Heights is being adversely affected by developers who are purchasing single family houses, adding on additional floors, and extending the front and back facades well beyond their original layout to fill the available lot. These unattractive pop-up developments create small condominium or apartment units that are unsuitable for families; they fail to provide parking for the multiple residents, thus adding more cars to our already overcrowded streets; and block light to the yards of adjoining homes, making the living situation much less desirable for long-time residents.

Lanier Heights already contains a mix of housing types, including large and small apartments, condos, and single family or two unit homes. However, developers are now targeting the single family homes for development into pop-up residences with 4-8 units. The residents of Lanier Heights are being bombarded by mailings from developers who want to purchase our homes to build more pop-ups. I fear that our neighborhood may soon be ruined by pop-up developments and cause many of the residents of single family homes to move out.

A group of over 40 residents of the Lanier Heights neighborhood have been meeting among themselves and with their ANC representatives (ANC 1C) to propose solutions to the pop-up developments that are harming the residential character of our neighborhood. We seek solutions from the Zoning Commission that will allow neighborhoods like Lanier Heights to preserve single family homes in our already dense neighborhood, and maintain the density of single-family neighborhood lots.

- Lanier Heights residents want the ability to adjust the zoning for our neighborhood through a zoning overlay or customized zoning. Appropriate zoning would allow no more than 2 units in existing single family homes; would not allow pop-up developments through addition of fourth floors; and would limit the amount of the lot on which housing can be developed. The streets affected by this zoning adjustment would be Lanier Pl,

Ontario Pl, Ontario Rd from Columbia Rd alley to Adams Mill Rd, Summit Pl, 18th St from Ontario Rd to Harvard St, Adams Mill Rd from Lanier Pl to Harvard St).

- We want zoning solutions that would avoid exacerbating off street parking in Lanier Heights: retain existing minimum parking requirements for new development and institutions; remove proposed penalties for providing necessary parking supply; ensure public process in response to any requests to reduce parking requirement.
- We support the small businesses in the Adams-Morgan commercial corridors. However, we do not want new commercial businesses to operate on the residential streets of Lanier Heights.

We urge the Zoning Commission to allow for zoning overlays or other zoning adjustments that will preserve single family homes in already dense and diverse residential neighborhoods such as Lanier Heights. Please contact me if you have any questions.

Sincerely,



David J. Burke

202-487.6320