

Testimony of Peter Waddell on behalf of 20 residents of Woodley Park Before the DC Zoning Commission February 11 2014.

I am Peter Waddell and I represent our family and 20 of our close neighbors living in single-family row houses on 28th and 29th Street West of Connecticut in the Woodley Park historic District.

Thank you Mr. Hood and Commissioners for allowing us this opportunity to speak.

I would also like to thank your staff, especially Ms Steingasser for their kindness and patience helping me understand the process.

Like most of our neighbors we came seeking a safe, diverse, quiet, family friendly neighborhood with space to garden. It has been all that and more.

The Executive Committee of the Woodley Park Community Association (WPCA) (of which I, and some of my neighbors are members) made representations at your November 6 hearing about zoning, asking

- 1. That accessory apartments be allowed by matter of right in existing accessory building and garages on lots as small as 2000 square feet**
- 2. That the zoning for row houses should be uniform across all of Woodley Park.**
- 3. For increased density in our neighborhood**

The Association submission suggests they are speaking for the community. In these matters they do not. We were not consulted or listened to.

Although we support accessory apartments as of right in the main house, those of us living backing on alleys on the West side of Connecticut are overwhelmingly opposed to having people living in garages in the Alley.

Our garages are squat brick structures jammed together, hard on the alley, and are quite unsuited to habitation and have never been used for that. They are not carriage houses. Our situation is quite different from Portland.

We are concerned about the loss of parking, loss of privacy, (my neighbor's shed is 15 feet from our house and looks directly into our bedroom),and the problem of what to do with the trash bins.

After their initial letter from the Association executive to the Office of planning in 2012 wanting garage dwellings as of right in our neighborhood, became public, we expressed our opposition to them and to the Office of Planning.

The office of planning heard our concerns and promised, in writing, that people would not be allowed, as of right, to turn alley garages into rental units in our neighborhood. We trust the Zoning Commission will honor that commitment.

The Woodley Park Association submission to you was the first we had heard of the Association wanting zoning changed to increase density. At the moment the west side of Connecticut Avenue is R-3, the east side of Connecticut Avenue is R-4. This change would allow people in our neighborhood to convert single-family houses into rooming houses or flats as of right. Rooming houses in our neighborhood have been bitterly fought in the past and would be again. We have not found any support for this idea, we were not consulted and are unclear where it came from or why it would be put forward.

This idea may appeal to investors who own houses in our neighborhood, and the man with the illegal rooming house, but it is not what we want.

The Woodley Park Community Association testimony ends with a plea for greater density in Woodley Park.

We are already doing more than our fair share for density. Large apartment buildings line Connecticut, Calvert, and 29th Street and there are many smaller condo and rental buildings in Woodley Park. We have two of the biggest hotels in Washington and 300 new apartments opening shortly at the end of our block.

Despite that our neighborhood is an oasis popular with families. One where children can play in the alley or front yards unsupervised. One where people can garden. We love our neighborhood.

D.C. wants to attract and retain families and continue to improve our schools. Neighborhoods like ours are essential for that. I hope the Zoning Commission will support us and help us continue to preserve the unique character of Woodley Park.

Those of us in the Woodley Park R-3 zone west of Connecticut Avenue would like to make clear our position:

- 1. We support accessory apartment by right only in the main house;**
- 2. We do not support accessory apartments by-right in accessory buildings or garages, regardless of conditions; and**
- 3. We support maintaining the differences between the current R-3 and R-4 uses and standards that currently exists.**

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Carol Aschenbrenner Cathie Siders 2854 28th Street NW

Julia Finkel 2844 28th Street NW

Helen and Amiel Francke 2839 28th Street NW

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Jessica Gladstone and Chris Connell 2819 29th Street.0

Mike Chang and Peter Waddell 2836 28th Street NW

Dick and Jane Jones 2832 28th Street NW

Roxanne Siseman and Steve Burant 2843 29th Street NW

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Subj: **RE: Woodley Park Zoning Peter Waddell**
 Date: Monday, November 19, 2012 7:27.41 AM
 From: jennifer.steingasser@dc.gov
 To: Pawad@aol.com

Peter,

Yes, let me confirm that OP has reviewed the issue after getting feedback from you and the community and will *not* be taking forward provisions to allow garages to be used as accessory dwellings in the row house neighborhood in Woodley Park west of Connecticut *as of right*

The point of the community meetings is to discuss these issues directly and we appreciate hearing from you and others about why the proposal was not a good fit. We take the comments very seriously and look forward to continuing to work cooperatively with Woodley Park as necessary

We will be posting the latest draft regulation on our website (www.DCzoningupdate.org) in the next two weeks. I couldn't agree more, that there is no need to fight on this issue. Please feel free to contact me about other issues should they arise.

Jennifer

Jennifer Steingasser, AICP, Deputy Director
 Development Review and Historic Preservation
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From: Pawad@aol.com [mailto:Pawad@aol.com]
 Sent: Monday, November 19, 2012 7:13 AM
 To: Steingasser, Jennifer (OP)
 Subject: Woodley Park Zoning Peter Waddell

Dear Ms Steingasser,

Thank you for your message left last Thursday.

And thank you for offering to send a letter confirming in writing, that we will return to the status quo and people will NOT be able to turn garages into rental units in This was not a good fit for rowhouse garages on a narrow alley

Your letter will be greeted with great relief in the neighborhood. Although ready to fight there are much better uses of our energy.

Thank you so much for hearing our concerns and acting on them.

Kind regards, Peter Waddell.

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