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I wanted to first thank you for the opportunity to speak regarding the new zoning laws.

My wife and I have been Adams Morgan residents for 15 years and we bought our home in Lanier Heights seven years ago in 2007. Currently, aggressive developers have been continuously blanketing our street with mailings and phone calls to buy our homes to cut them into condos. They have the means to outbid prospective buyers who are looking for a home and they are inflating the market by going well beyond what a normal asking price would be. They say they are creating density and affordable housing but recently a 1400 sq. ft condo unit from a cut-up row home sold for \$760 thousand, this equates to \$540 a sq. ft. This is \$100-200 over the price per square foot of a full row-home. This type of development is threatening the homes, parking and open air that makes our neighborhoods great places to live.

Because we are zoned R-5-B, developers have the potential to do pretty much whatever they want. It states in the FAQ on dczoningupdate.org that "*Zoning does not control whether someone can demolish a building;*" so, yes it's true, zoning does not control whether someone can demolish a building, but it does control what someone can do with that land after a building has been demolished or gutted. It's also mentioned that the best way to combat the pop-ups and tear downs is to re-zone or through Historic Preservation which, recently, even this has proven to not be a deterrent. On top of this, these recommendations are not helpful in controlling building back to the rear property line. This is detrimental to those homeowners with trees and yards, not only reducing their quality of life by reducing privacy and blocking light and air but by diminishing their property value as well.

In regard to the new zoning laws: We certainly welcome the addition of the RF zones, however there needs to be a more defined path toward them. The RF-4 and 5 zone proposals that are intended to preserve the character of residential neighborhoods as stated in Section E (from <http://dcoz.dc.gov/ZRR/Subtitle%20E%209-9-13.pdf>) however seem contradictory in their statements.

First, I feel as though lot occupancy is far too permissive at 60% especially considering that the setbacks for these zones have been deleted.

Regarding 100.3

It does not seem possible to retain the character and homes of these neighborhoods when you are allowed to convert the homes into 3 and 4 units in these zones. I can't see how this is supposed to help retain the character, homes and green space of these communities. These homes and streets were built primarily to house 1 or 2 units, not 3 or 4. Additionally regarding the RF5 zone, allowing a height restriction of 50 feet will do little to stop adding additional floors

to row homes and disrupting the skyline. We need to do more to ensure that these neighborhoods remain intact.

Also in Section E:

600.2 states that you can convert a building to an apartment if:

The building is on a lot in the RF-1, RF-2 or RF-3 zone

Maybe I'm reading this wrong, but it doesn't seem to make any statement about converting RF-4 and 5 zones.

I personally believe that much of the new zoning leaves far too many holes open for interpretation and over-development. There are so many great things about this city that make it special, first and foremost are the people that live here and call it home. The zoning commission needs to understand that we should not have to live in fear of what a developer sees fit to do to ruin our communities to make a quick dollar and move on to the next. I have no problems with increasing density when it's done responsibly and with regard toward others and the future, but I am concerned that what's happening in this city is very short-term and short-sighted. There should be room in this city for row-homes in neighborhoods and they must be protected because once they are gone they will not be back. Thank you for hearing me and I implore you to help add additional provisions to save what's left of DC's neighborhoods and row-homes.

Thank you,
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