

Frances J. Seymour
5517 Carolina Place NW
Washington, DC 20016
January 17, 2014

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D.C. OFFICE OF ZONING

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Office of Zoning
Government of the District of Columbia
One Judiciary Square
441 4th Street NW Suite 200S
Washington, DC 20001

Attention: Donna

RE: Zoning Regulatory Reform (ZRR) Case No. ~~08-6A~~
Subtitle F: Chapter 8 Accessory Buildings

08-06A

I write in support of specific provisions proposed in the Zoning Regulation Review to simplify and modernize DC's zoning regulations. The provisions are contained in Case No. 08-6A; Subtitle F Apartment (A) Zone. The specific revised regulations that I would like to support are contained in the proposed "Chapter 8 Accessory Buildings".

I am the owner-occupant of the single family dwelling at 5517 Carolina Place NW and have held this property for more than 20 years. Included on the property is an "accessory building" originally used as a garage. It is my understanding that the proposed regulations would allow such a structure to be converted to an apartment and rented out by owner-occupants such as myself.

The proposed regulation would better reflect the District's changing demographics and lifestyles. As you are aware, homes with detached garages are common throughout the city's neighborhoods. Many of these garages are no longer needed to house a vehicle: for example, I commute to work downtown using the D5 or D6 Metrobus or on my bicycle via the Capital Crescent Trail. I am not alone: my understanding is that the average number of cars per household in the District is declining.

These unneeded garages are thus available to be converted to low-cost housing -- whether for students, seniors, elderly family members, domestic employees or lower-income workers -- which is in high demand. The income to the owner can help offset the rising property tax costs, especially in retirement. Further, I believe that the proposal in Chapter 13 would make the code more certain and understandable, and therefore more readily enforced.

I request that this letter of support for the new provisions contained in the proposed Chapter 8 be made part of the record. Thank you for your time and consideration.

Sincerely,



Frances J. Seymour