

Anthony Hood
District of Columbia Office of Zoning
441 4th Street NW
Suite 200-S
Washington, DC 20001

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D.C. OFFICE OF ZONING
2014 SEP 12 PM 3:54

Dear Commissioner Hood:

Please find enclosed a hard copy of our PDF submission regarding Case 08-06A.

Thirty-one District residents or business owners, most of whom live in Lanier Heights, have signed the online petition opposing downzoning in Lanier Heights.

This PDF was submitted via email on September 8, 2014.

Thank you for your consideration and your service.

Neighbors Against Downzoning
Washington, DC 20009

Mailed September 10, 2014

SUPPORT CASE 08-06A

INTRODUCTION

NEIGHBORS AGAINST DOWNZONING is an all-volunteer group of friends, neighbors and home owners in Washington, D.C.

As our name indicates, we oppose efforts to downzone residential neighborhoods in our city, particularly the Lanier Heights neighborhood in Adams Morgan, where most of our petition supporters reside.

Downzoning reduces the city's potential for residential growth and takes existing property rights away from home owners. The negative economic impact of downzoning on individual home owners, residential neighborhoods and the entire city could be enormous, as discussed in ***THE COST OF DOWNZONING*** (pages 5 through 8, below).

We urge the Zoning Commission to revise DC's 1950s-era zoning regulations for today's 21st century residents. We urge the Zoning Commission to resist proposals for residential downzoning.

Better options for creating an accessory dwelling unit, reducing or eliminating parking minimums, allowing corner stores, and simplifying the zoning code will help make Washington, D.C., a better place to live for current and future residents.

Retaining (or expanding) home owners' development rights for multi-dwelling conversions provides the potential for neighborhood growth, more affordable housing options and may help long-time home owners and residents age in place.

This PDF submission bears the signatures of 31 D.C. residents (see page 4), mostly from the Lanier Heights neighborhood in Adams Morgan but also from other areas of the city.

CONTENTS OF THIS SUBMISSION

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NEIGHBORS AGAINST DOWNZONING THE COST OF DOWNZONING LANIER HEIGHTS POP-UPS
WELCOME SIGNS NEIGHBORHOOD CIVIC ACTIVISM A NEIGHBOR COMMENTS
NEWSLETTERS NEWSPAPERS & BLOGS LATEST LINKS CONTACT SIGN THE PETITION
PAST ATTEMPTS TO LIMIT HOMEOWNER RIGHTS CANDIDATE POLL ANC 2014
2014 City Council Election 2014 Mayoral Election

SIGN THE PETITION

LANIER HEIGHTS NEEDS TO GROW . . . UP (literally).

Proponents of downzoning want to strip homeowners of their right to add another story to their homes. They want to take away the multi-family zoning right that allows apartments or condos in a row house.
They want to FREEZE Lanier Heights as it is today. FOREVER.

- We want homeowners to KEEP their right to add another story to their homes.
- We want homeowners to KEEP their multi-family zoning rights.
- We want Lanier Heights to have a future that includes growth and change.

Downzoning Lanier Heights will hurt the future of our neighborhood for residents and businesses alike. If other neighborhoods in the city downzone it will hurt everyone.

If you live in Lanier Heights, Adams Morgan, or anywhere in D.C., please sign the petition. If you own a business in or near Adams Morgan, we invite you to sign the petition, too.

SIGN THE PETITION

LANIER HEIGHTS NEEDS TO GROW. DON'T TAKE AWAY NEW HOUSING OPTIONS.

* Required

DON'T TAKE AWAY HOMEOWNER RIGHTS. DON'T DOWNZONE LANIER HEIGHTS. *

☐ YES, I SUPPORT THIS PETITION.

FIRST NAME *

LAST NAME *

SUPPORT CASE 08-06A

WHERE DO YOU LIVE? *

+ Adams Morgan Business Owners

ARE YOU A REGISTERED D.C. VOTER?

EMAIL (optional)

Do you want updates by email?

MAILING ADDRESS (optional)

Do you want buttons or signs mailed to you?



Never submit passwords through Google Forms.

This petition will be submitted to our ANC, the City Council, the next Mayor, the Zoning Office, the Office of Planning, and anyone else who will listen. Until formally submitted to one or more of the aforementioned parties, we will maintain the anonymity of our supporters.

But don't let that stop you from contacting your elected representatives right now.

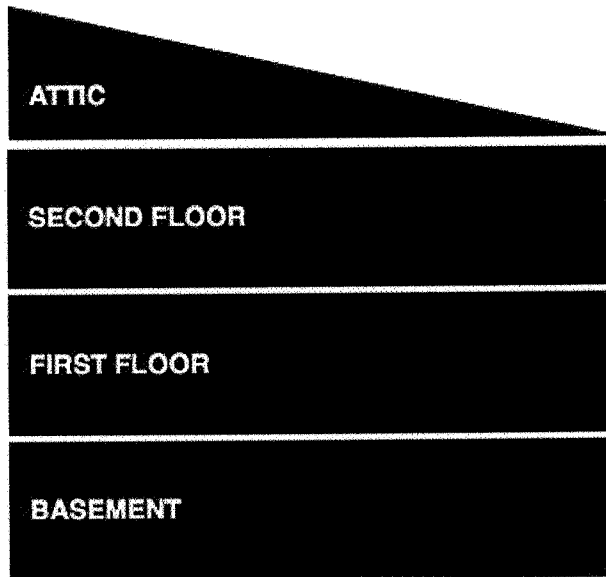
Call or email your ANC reps, city council members, the office of planning, the zoning board and the mayor's office.

Produced by NEIGHBORS AGAINST DOWNZONING, an all volunteer group of friends, neighbors and home owners in Washington, D.C. Established 2014. Administrative Facilitator: Spartacus.

Timestamp	DON'T TAKE AWAY HOMEOWNER RIGHTS. DON'T DOWNGRADE LANIER HEIGHTS.	FIRST NAME	LAST NAME	WHERE DO YOU LIVE?	EMAIL (optional)	MAILING ADDRESS (optional)
Aug 26, 2014	YES, I SUPPORT THIS PETITION.	Zachary	Glittens	LANIER HEIGHTS	zgittens@gmail.com	1948 Ontario Place NW
Aug 26, 2014	YES, I SUPPORT THIS PETITION.	Robert	Corcoran	LANIER HEIGHTS	Rcorcoran@kca.biz	2733 Ontario Rd NW
Aug 18, 2014	YES, I SUPPORT THIS PETITION.	Vladimir	Kramsky	LANIER HEIGHTS	vk26@email.vccs.edu	2733 Ontario Rd NW
Aug 18, 2014	YES, I SUPPORT THIS PETITION.	Grace	Yoon	LANIER HEIGHTS	atlasgurf@gmail.com	
Aug 2, 2014	YES, I SUPPORT THIS PETITION.	John	Strayer	LANIER HEIGHTS	john.strayer@gmail.com	
Jul 24, 2014	YES, I SUPPORT THIS PETITION.	John	Ricco	ELSEWHERE IN D.C.	johnricco226@gmail.com	
Jul 24, 2014	YES, I SUPPORT THIS PETITION.	Joshua	Sewell	ELSEWHERE IN D.C.	sewell.joshua@gmail.com	
Jul 24, 2014	YES, I SUPPORT THIS PETITION.	Sarah	Babbage	LANIER HEIGHTS		3060 16th st nw #111
Jul 23, 2014	YES, I SUPPORT THIS PETITION.	ben	barry	ELSEWHERE IN D.C.	benbarry13@gmail.com	
Jul 21, 2014	YES, I SUPPORT THIS PETITION.	Ashna	Mathema	LANIER HEIGHTS	Amathema@hotmail.com	
Jul 21, 2014	YES, I SUPPORT THIS PETITION.	Kiran	Mathema	LANIER HEIGHTS	Kiran.mathema@gmail.com	
Jul 21, 2014	YES, I SUPPORT THIS PETITION.	charles	brodsky	LANIER HEIGHTS	chuck@vsemnrc.com	1753 Lanier Place NW
Jul 12, 2014	YES, I SUPPORT THIS PETITION.	ehni	talkington	LANIER HEIGHTS	et1488@gmail.com	1705 lanier pl nw unit 204
Jul 12, 2014	YES, I SUPPORT THIS PETITION.	Rebecca	Kalmus	ELSEWHERE IN D.C.	rkalmus@gmail.com	
Jul 11, 2014	YES, I SUPPORT THIS PETITION.	Brett	McBride	ELSEWHERE IN D.C.		2801 Adams Mill Rd NW #105
Jul 3, 2014	YES, I SUPPORT THIS PETITION.	Cynthia	St. Hilaire	LANIER HEIGHTS		1640 Argonne Place, NW
Jun 30, 2014	YES, I SUPPORT THIS PETITION.	Gwendolyn	Carter	LANIER HEIGHTS	jackie@jackiesrestaurant.com	2723 Ontario Rd., NW
Jun 27, 2014	YES, I SUPPORT THIS PETITION.	Jackie	Greenbaum	LANIER HEIGHTS	rtbaker1620@gmail.com	1620 Argonne Place NW WDC 20009
May 18, 2014	YES, I SUPPORT THIS PETITION.	Ron	Baker	LANIER HEIGHTS	mbcc2@comcast.net	
May 18, 2014	YES, I SUPPORT THIS PETITION.	Carolyn	Farmer	LANIER HEIGHTS	Rjhamilton3@yahoo.com	
May 18, 2014	YES, I SUPPORT THIS PETITION.	RJ	Hamilton	LANIER HEIGHTS	mtrose176@gmail.com	
May 15, 2014	YES, I SUPPORT THIS PETITION.	Michael	Rose	LANIER HEIGHTS		
May 11, 2014	YES, I SUPPORT THIS PETITION.	Keara	Moore	LANIER HEIGHTS		
May 8, 2014	YES, I SUPPORT THIS PETITION.	Andrew	Morin	LANIER HEIGHTS	nicolas.makris@gmail.com	1755 Lanier place Nw
May 2, 2014	YES, I SUPPORT THIS PETITION.	Nicolas	Makris	LANIER HEIGHTS	elizabeth.r.makris@gmail.com	1755 Lanier place Nw
May 2, 2014	YES, I SUPPORT THIS PETITION.	Elizabeth	Makris	LANIER HEIGHTS	ken.rubo@gmail.com	225 Upshur Street NW, Washington, DC 20011
Mar 23, 2014	YES, I SUPPORT THIS PETITION.	Ken	Rubozky	ELSEWHERE IN D.C.	jayrealmanor@gmail.com	
Mar 19, 2014	YES, I SUPPORT THIS PETITION.	Jay	Gulati	ADAMS MORGAN BUSINESS OWNER	forporter@gmail.com	2714 Ontario Rd NW #2
Mar 18, 2014	YES, I SUPPORT THIS PETITION.	Chris	Porter	LANIER HEIGHTS	bethannenc@gmail.com	2714 Ontario RD NW, Unit 2
Mar 18, 2014	YES, I SUPPORT THIS PETITION.	Beth	Purvis	LANIER HEIGHTS	robertwbailey@gmail.com	
Mar 18, 2014	YES, I SUPPORT THIS PETITION.	Robert	Bailey	LANIER HEIGHTS		

THE COST OF DOWNZONING

Typical Lanier Heights row house in its original form Constructed circa 1900-1925



Typical building height = 40 foot

Single family use expanded to multi-unit dwellings, boarding and rooming houses. Today predominantly single family but many basements have been converted to separate dwellings. Three or more dwelling units per row house exist but are not common.

COMMENTS: Original construction typically used 60% (or less) of the "development by right" under current R-5-B zoning regulations.

Development by right under existing R-5-B zoning
Current Home Owner Property Development Rights

+ ROOF DECK OPTION
FOURTH FLOOR
THIRD FLOOR (Replaces Attic)
SECOND FLOOR
FIRST FLOOR
BASEMENT

Maximum building height = 50 foot

Maximum number of dwelling units = 5

COMMENTS: Row house at full potential: using 100% of the "development by right" under current R-5-B zoning regulations.

Reduced home owner rights under downzoning

ROOF DECK: Only with Zoning Variance?
THIRD FLOOR (Replaces Attic)
SECOND FLOOR
FIRST FLOOR
BASEMENT

Maximum building height = 40 foot
Maximum number of dwelling units = 2

COMMENTS: Downzoning allows only an additional 15% of the "development by right" under current R-5-B zoning regulations -- pushing the original 60% usage up to 75% by converting an attic level into a full 3rd story. Home owners lose the other 25% of the current development value of their property. Since many existing row houses already have a separate dwelling unit in the basement, no new dwelling units would be allowed for these homes.

SUMMARY

Under zoning rules desired by the downzoners, home owners who have not already developed their homes to the maximum amount allowed will lose 25% of their home's potential value.

With row homes in Lanier Heights currently selling for an average of \$900,000 (for a house developed to 60% of potential), simple math tells us that a 100% developed row house has a value of \$1,500,000. Looked at another way, a home's potential value drops \$375,000 when the home owner loses 25% of current R-5-B zoning rights.

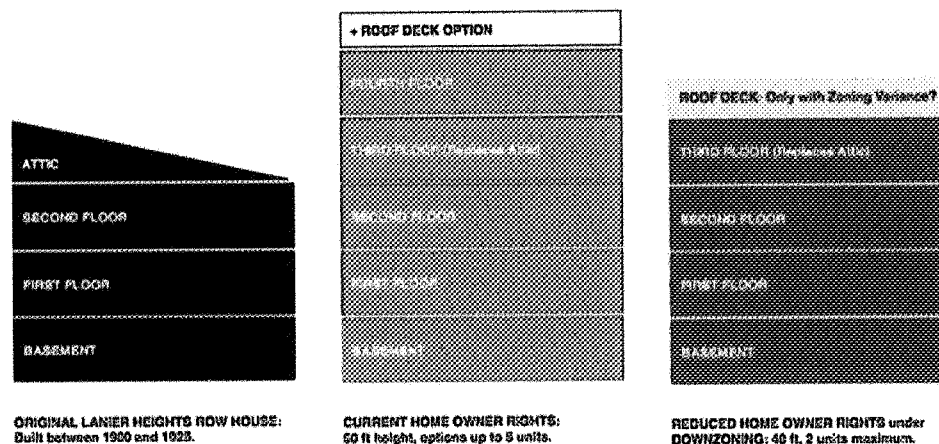
Multiply that by the number of row homes in Lanier Heights that would be affected by downzoning (an estimated 150 homes) and the total loss comes to \$56,250,000.

Fifty-six million, two hundred and fifty thousand dollars. Gone. Forever.

Shockingly large as that number may be, it becomes even larger when the number of lost dwelling units are considered. The potential for developing a row house into a small apartment or condo building with 3, 4 or 5 units will be lost if the 2 unit maximum being pushed by the downzoners is adopted.

Using our previous estimate of affected homes, the Lanier Heights neighborhood could lose 300+ new dwelling units to downzoning.

Lanier Heights is just a small neighborhood in Adams Morgan. If downzoning spreads throughout the city's residential neighborhoods, lost property value for home owners could very quickly reach as much as ONE BILLION DOLLARS city wide.

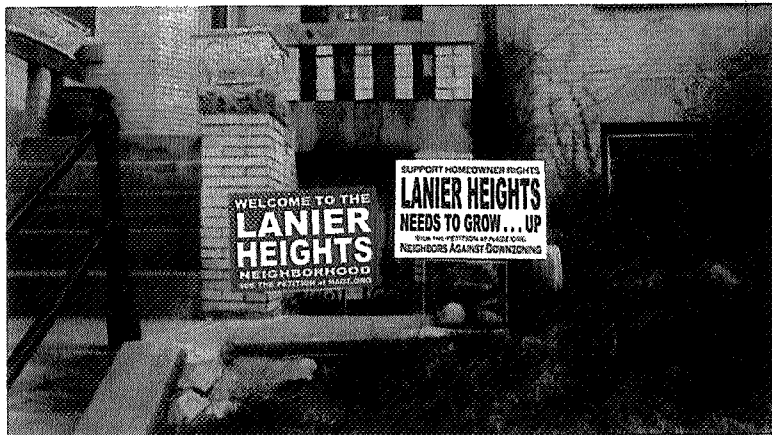


NEIGHBORS AGAINST DOWN ZONING

YOUR NEWSLETTER for HOME OWNER RIGHTS in Lanier Heights

Lanier.Neighbor@gmail.com

SEPTEMBER 2014 EDITION



GETTING THE MESSAGE

People in Lanier Heights are finally realizing the seriousness of the threat posed by “downzoners,” a small group of folks who feel entitled to ask the city to take away home owner rights that have existed for generations.

This diverse residential neighborhood has seen lots of changes in the 100+ years since the first row houses – and apartment buildings – were built here.

Now changes are happening again, as the city’s population boom is creating demand for new housing for new residents. A handful of the nearly 200 row houses in Lanier Heights have been converted to small apartment buildings or condos in the last decade. And a handful of folks are mad that new people are moving in and changing the neighborhood in ways they don’t like. Now these angry downzoner folks are demanding the city change the rules, making it impossible to remodel existing houses for a new generation of neighbors.

If the city gives in to the downzoners, residential growth will bypass Lanier Heights – and home owners will lose their right to choose how best to use their homes.

ELECTIONS 2014

POLLING THE CANDIDATES ON HOME OWNER RIGHTS

ANC CANDIDATES

There are nearly 400 people running for Advisory Neighborhood Commission (ANC) this year, although “running” may not be the right word, since more than half are facing no competition for election.

CITY COUNCIL CANDIDATES

At Large: Bonds, Hart, Morgan, Puryear, Settles, Silverman, Snowden, Steiner. Ward 1: Johnson, Nadeau; W2: Cheh, Sabot; W5: McDuffie, Hanff; W6: Allen, Badhwar. *And many, many more.*

MAYORAL CANDIDATES

Bowser, Catania, Faith, Majors, Schwartz.

Neighbors Against Downzoning will poll all candidates (including independent and write-in candidates not listed above) and ask them for their thoughts on the issue of downzoning residential neighborhoods. We will report the results in future editions of this newsletter and online at NADZ.org.

“SPARTACUS”

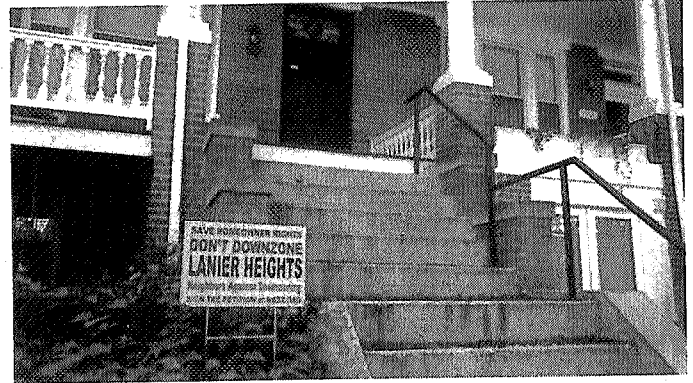
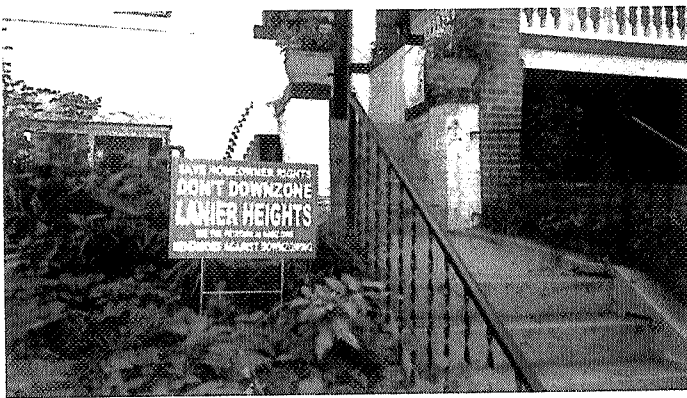
*Administrative Facilitator,
Neighbors Against Downzoning*

(Some information obtained from BALLOTPEDIA)

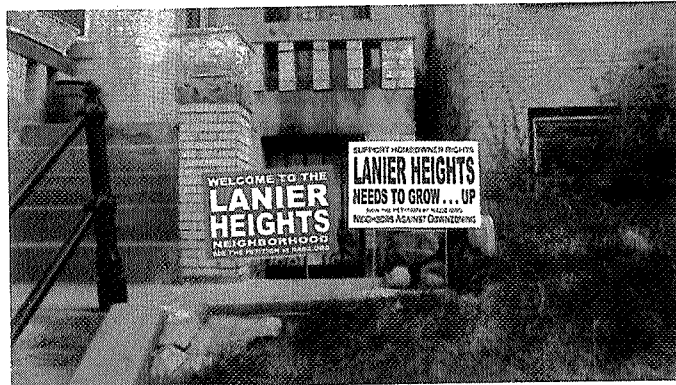
LEGAL POSTERS are signs that do not deal with the sale of goods or services. Examples of legal posters include public service announcements, civic meetings, neighborhood assemblies, citizen march events, political draft committee posters, and similar postings.

FOLLOW US ONLINE for the LATEST NEWS at WWW.NADZ.ORG

NEIGHBORS AGAINST DOWNZONING : YARD SIGNS



ONTARIO PLACE



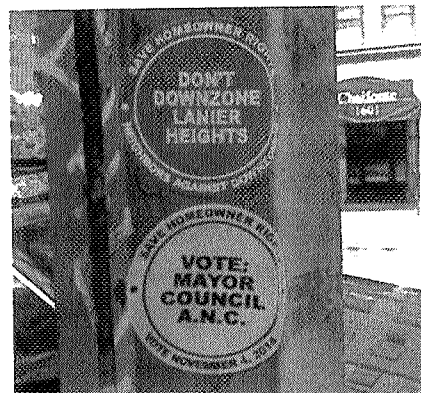
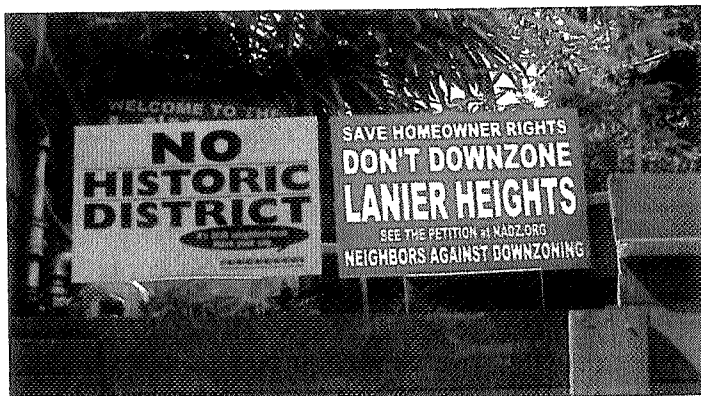
ONTARIO ROAD

SAVE
HOME
OWNER
RIGHTS



DON'T DOWNZONE
LANIER HEIGHTS
SIGN THE PETITION AT
NADZ.ORG
JOIN YOUR NEIGHBORS
GET A YARD SIGN TODAY

LANIER PLACE



SAVE
HOME
OWNER
RIGHTS

ARGONNE PLACE