

**Testimony January 15, 2015**

**Thomas Conway**

**Zoning Commission for the District of Columbia R-4 Hearing**

My name is Tom Conway and I live in Mt. Pleasant.

Last year I testified at the Ward One zoning hearing to protect the historic character, social institutions and economic diversity of Mt. Pleasant. The subsequent OP proposal for Mt. Pleasant would have achieved that end. Alas, despite our neighborhood wide petition and ANC resolution it did not pass.

So I am back again pleading for the same neighborhood relief from developers, this time in the form of OP's R-4 city wide proposals limiting height to 35 ft., the number of units to 2 as a matter of right, and to maintain a variance requirement rather than a "pass go - collect permit" special exception. We oppose reducing unit size and lot formulas that would simply put condos on steroids.

We support OP's R-4 proposal because it would achieve the same result as the earlier Mt Pleasant proposal. While treating all R-4 the same, the proposal still let's neighborhoods maintain their own unique residential character. That is a worthy zoning objective. What is not worthy is encouraging a city wide homogenized, developer crafted R-4 condo community.

The developer vision for R-4 is to convert affordable basement rentals, group houses and single family residences into high priced condos. They like backdoor alternatives while opposing height and unit limits.

Restoring R-4 to the original single family intent in no way inhibits the dynamic development of new housing in the city where density is desirable and where new neighborhoods are being built from the ground up.

So getting to the heart of the matter, what is your vision for the city? Ours is to keep our neighborhood. Please approve these OP proposals. Please.

**ZONING COMMISSION**  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 101  
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