

Good evening. My name is Tim Hampton and I am a ten-year resident of DC. When my wife and I bought a house in a neighborhood zoned R-4, we already knew that we loved the diverse group of people who live in the diverse types of housing permitted in the R-4 zone. Row houses, communal group houses, daycares, flats and apartments, and of course single family homes.

This proposal, which began with good intentions, will strike a blow against the diversity, flexibility, and density that have made R-4 neighborhoods attractive and successful. Our city would lose thousands of potential units that could house thousands of people. DC needs the people who could live in those units, needs their ideas and their eyes on the street and their taxes and their kids' presence in the public schools.

(And speaking of kids, I just want to mention that families come in many shapes and sizes, and that not every family lives in a 3+ bedroom house.)

R-4 neighborhoods have clear limits on height (40 feet), stories (3), and lot occupancy (60%). These limits are simple, reasonable, and longstanding, and they allow for three story buildings (plus an English basement). To build 3 stories plus an English basement, and a roof that has a slight slope, you're already at about 37 or 38 feet. If people are going beyond the zoning limits -- abusing the process by getting too many exceptions through the BZA -- then that problem should be addressed specifically instead of downzoning thousands of homes.

Why are people building so many additions throughout DC? Because there is a MASSIVE HOUSING SHORTAGE. I say again, there is a MASSIVE HOUSING SHORTAGE. And yet, somehow, here is a proposal that reduces potential housing. Instead of this misguided band-aid proposal, let's set a different agenda -- an inclusive agenda. Let's request some proposals that massively increase housing, including a mix of affordable housing, and start addressing the root problem instead of making it worse.

Thank you.

Tim Hampton

1360 Otis Pl. NW

GREND4@gmail.com

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District of Columbia
CASE NO. 14-11
EXHIBIT NO. 115
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