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## Oppose Case 14-11

My name is Kenneth Rubotzky, and I live at 225 Upshur Street NW, Washington, DC, 20011, and I am opposed to the downzoning of R-4 neighborhoods under case 14-11

I OPPOSE the downzoning of R-4 neighborhoods under case 14-11 for several reasons

Downzoning will be a government taking of property rights which will be litigated by homeowners whose rights to age in place and increase the value of their largest asset are removed by a city agency

The city has not demonstratively reached the 37,000 property owners whose rights will be affected, thereby violating their right to due process

Downzoning includes a 2-unit limit that restricts demand for affordable housing at the middle income level. It will decrease supply to a burgeoning city population. I am not aware of any city planning agency that restricts housing supply as policy when a city population is growing.

It is surprising to see well-educated, clever civil servants sledgehammering a problem when they should be deftly trimming with scalpels. What's up with that?

*Kenneth Rubotzky*

ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 149  
ZONING COMMISSION  
District of Columbia  
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