

RECEIVED
D.C. OFFICE OF ZONING
2015 JAN 12 AM 10: 04

January 12 2015

VIA EMAIL – zcsubmission@dc.gov

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

RE. ZC Case No 14-11 – Response to Proposed Text Amendment Application

Dear Chairman Hood and Members of the Commission

This document being submitted on behalf of BHOB Realty, LLC, a developer who has participated in the conversion of R-4 properties in the recent past, is in support of the letter submitted on January 6, 2015 by Pro DCs Future. BHOB Realty, LLC reviewed the letter, and agrees with all the points, and urges the Commission to retain the existing regulations regarding the conversion of buildings to apartment use in the R-4 zone.

BHOB Realty agrees with Pro DC's Future statement that the conversion of R-4 properties to multi-family buildings is a positive catalyst for revitalization of areas within the District. The dwellings that result from these conversions offer larger floor plans than new ground-up projects. These two and three bedroom units (and sometimes more) can accommodate families just like the neighboring row dwellings. We believe the current regulations allows for an appropriate increase in housing stock without sacrificing the intent of the R-4 zone. For the reasons stated above, BHOB Realty also supports Alternate 4. Additionally, we agree that the special exception standard is the correct test and allows a thorough process for investigating the impact of an application on neighboring sites.

Sincerely,


Greg Auger
BHOB Realty, LLC

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 17
CASE NO.14-11
EXHIBIT NO.17