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29 January 2015 Thursday

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> Street NW, Suite 210  
Washington, DC 20001

Dear Secretary and Commissioners

This is a supplemental letter to my first letter dated January 12, 2015 specific to ZC 14-11

As a 30-year resident of Washington, DC, and a three-time home purchaser (1116 T Street NW, then 1823 Lamont Street NW, now 4213 Sixteenth Street NW), I would like to express my support for zoning changes that are under consideration in ZC Case number 14-11.

Specifically, I write to request repeal of the Zoning Regulation provision that currently allows conversion from rowhouses to multi-unit apartments/condos as a "matter of right"

This regulation is invalid on the grounds that it is inconsistent with the city's Comprehensive Plan, which, for the Rock Creek East Area Element, calls for "conservation" of single family homes, low-density neighborhoods, and prescribes "that renovation, additions, and new construction in the area's low density neighborhoods *respects the scale and densities of adjacent properties, avoids sharp contrasts in height and mass, and preserves park-like qualities such as dense tree cover and open space*" (Policy RCE-1 1.2, 2208.3)

Furthermore, the Comprehensive Plan identifies appropriate sites for infill housing, including "along Georgia Avenue, around the Takoma Park Metro, between Upshur and Taylor near 14<sup>th</sup> Street, along Kennedy Street, and on a limited number of other properties in the [Rock Creek East] community".

Despite the clarity of this guidance, there are now 10 multi-unit conversions so far either planned or under construction within the North Columbia Heights/Sixteenth Street Heights section of Rock Creek East.<sup>§</sup>

Nine of the 10 of these conversions are in the middle of otherwise fully-attached rowhouse, residential streets, where there are no existing multi-unit buildings.

These conversions are encroachments which are destroying the fabric of our residential community. Furthermore, in almost every case where the BZA has been asked for a special exception to round up the number of units, these exceptions have been granted.

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<sup>§</sup> 1316, 1419, and 1422 Shepherd Street NW, 1444 Taylor Street NW, 1411 Upshur Street NW, 1521 Varum Street NW, 1117 Allison Street NW, 1424 Buchanan Street NW, 1404 Decatur Street NW, and 4511 Iowa Avenue NW

ZONING COMMISSION  
District of Columbia

CASE NO. 14-11

EXHIBIT NO. 180  
ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 180

Since the January 15<sup>th</sup> hearing, I have had additional time to reflect on why approving ZC 14-11 is critical: **The incursion of multi-unit conversion properties into R-4 neighborhoods in Rock Creek East is fundamentally inconsistent with the language and the intent of the Comprehensive Plan.**

Secondary to this are the retention of height restrictions, FAR, and other specific zoning regulations which (citing the Comprehensive Plan) respects the scale and densities of adjacent properties, avoids sharp contrasts in height and mass, and preserves park-like qualities such as dense tree cover and open space

Please adopt the planned changes in order to maintain consistency with the Comprehensive Plan, which is the primary planning document governing urban and residential development in the District of Columbia.

Moreover, I am also in favor of even stricter regulations in order to prevent our historic row houses from redevelopment.

As a committed, active DC resident, worker, taxpayer, and voter, I ask that you take proper action on this.



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cc

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- Mr. Joe Maloney, ANC Commissioner, 4C02 (representing 1404 Decatur Street NW), [4C02@anc.dc.gov](mailto:4C02@anc.dc.gov)
- Mr. Rickey Williams Jr., ANC Commissioner 4C04 (representing 1419 and 1422 Shepherd Street NW and 1444 Taylor Street NW), [4C04@anc.dc.gov](mailto:4C04@anc.dc.gov)
- Mr. Zachary Teutsch, ANC Commission 4C05, (representing 1316 Shepherd Street NW), [4C05@anc.dc.gov](mailto:4C05@anc.dc.gov)
- Ms. Cecelia Wald, Interim President, Sixteenth Street Heights Neighborhood Association, [cwald4517@gmail.com](mailto:cwald4517@gmail.com)
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