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January 29, 2015

VIA IZIS

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Opposition to Z.C. Case No. 14-11

Dear Chairman Hood and Members of the Commission:

As the Zoning Commission is aware, my firm has submitted two letters in opposition of ZC Case No. 14-11. In addition to our position on behalf of our clients, I submit the following letter of opposition as a resident of the District of Columbia currently residing in an R-4 zone.

I grew up in the District and following law school, my husband and I wished to return to DC. When my husband was a Lt. JG in the US Navy and I was a graduating law school student, we were fortunate enough to purchase a basement 800 square-foot unit in a renovated three-unit townhouse. Later we moved to a larger condominium in a 8-unit building, and, finally, purchased our current home in Capitol Hill. At the time, I would not have attributed our ability to purchase our first home in DC to the ability of a developer to convert a townhouse into three units, now, however in hindsight, we could not have afforded a larger unit had the building been developed as a flat.

In our current location, the character of the community is created by the mix of families, Hill staffers, young professionals, and retirees. We love where we live and strongly believe in the concept of smart growth and a walkable DC. The natural mix of permitted housing types in the R-4 creates the environment that attracted my husband and me to our current home.

The proposal eliminates the creation of more housing and reduces the opportunity for homeowners to expand to meet growing needs. In addition to our firm's legal and substantive concerns regarding this proposed downzoning, I hope the Zoning Commission appreciates a glimpse into the practical adverse impact this text amendment will have on the housing stock of the District. There is an enormous demand for entry level housing for all income levels and limiting the housing supply (for entry level purchasers, as

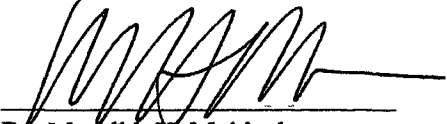
well as, expansion options for growing families) is not the way to address concerns raised during the public comment

The concerns voiced by other residents in support of the text amendment are valid but many are not germane to zoning. A majority of concerns focused on Building Code, aesthetics, and quality of construction which should be addressed by DCRA. I strongly believe that a rational alternative can be presented, but only following an open dialogue with all stakeholders. I volunteer myself, as a land use attorney and local R-4 resident, to participate in a working group to identify the goals, initiatives and resolutions to the concerns voiced by all sides.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP


By Meredith H. Moldenhauer

Enclosures

cc D C Office of Planning (Via Email)