

District of Columbia Office of Zoning  
441 4<sup>th</sup> Street NW, Suite 200-5  
Washington, DC 20001

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May 14, 2015

To Whom It May Concern

I would like to comment on the proposed zoning changes in ZC Case No. 14-11 ("Pop-Up Regulations"). My wife and I have enjoyed living in the Bloomingdale neighborhood, at 52 R Street NW, for ten years. We've seen many changes across D.C. and in our neighborhood. Some of the changes have been good, and some have been bad. However, I believe the changes are overwhelmingly for the best.

When we bought our rowhouse ten years ago, we never imagined we would have children. Fast-forward ten years and we now have two little girls. Even though our neighborhood has changed, the size of our rowhouse has not. If we are to stay in our house we must be able to make reasonable changes to accommodate our growing family. I know many other families dealing with the same situation. While I agree some zoning changes may be necessary, I urge you not to make drastic changes to the existing zoning regulations. Finding a happy medium is the best approach.

Here are the specific issues I would like to address:

1. **Homeowner versus developer:** From what I've seen, developers are often the biggest offenders, creating unsafe and/or less aesthetically pleasing pop-ups. Homeowners seem to have demonstrated more restraint when renovating or adding on to their houses because they intend to continue living there. Is there a way to give homeowners more leeway with the development of their residence?
2. **Maximum distance for rear additions:** Please reconsider the proposal to limit the maximum distance for rear additions (10' past the back of adjoining buildings is the proposed limit). Again, I believe this proposed change would negatively impact homeowners that need to increase the size of their house in order to make room for a growing family. I believe the current 60% lot coverage rule is adequate.
3. **Mezzanines:** Please do not count mezzanines as a floor. I believe the mezzanine could be an excellent solution for many homeowners seeking to maximize space *without* altering the aesthetics of the front of the house. One possible solution is to require a mezzanine to be set back a certain distance from the front of the house. A mezzanine could provide much-needed living space maintain the architectural integrity of the neighborhood.

Thank you for considering my comments.

Best regards,



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ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
ZONING COMMISSION  
District of Columbia  
EXHIBIT NO. 203  
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