

2019 First Street NW
Washington DC 20001

May 18, 2015

Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Dear Zoning Commission Members

Ref: Zoning Case 14-11

As a resident and owner of the 105 year-old row house at 2019 1st Street NW since 1998, please be advised that I, along with my neighbors on this block, are opposed to the rampant destruction of the ambient residential social quality and the very architectural character that attracted most of us to this historic neighborhood

Although we recognize the need for affordable housing the conversion of single family housing to multiple family housing does not meet this primary goal of affordability. This current wave of conversions benefits developers who are chopping single-family homes into as many units as they can get away with at obscenely unaffordable prices as luxury condominiums. For example, 73 U Street NW was converted into two luxury units that sold at \$849,695 (within 5 days) and \$749,495 (32 days). In fact, all new units created in Bloomingdale have sold for more \$600,000 in the past year alone—and do not meet the Mayor Muriel Bowser's affordability standard.

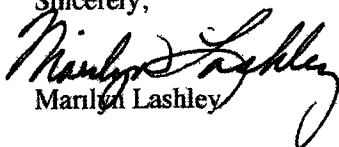
Therefore, I formally submit this letter in opposition to Zoning Case 14-11.

- 1 Oppose conversions to multifamily as a matter of right (at least row house conversions);
- 2 Request that the limitations in section 330.7 apply to flat conversions, and
3. Request an immediate effective date upon publication of the final rule. There should be no exceptions for permit applications that have been filed but not approved. In other words, all permits that have not been approved as of the effective date of the rule should be evaluated under the new rules. OP stated that developers requested an 18-month grace period before the new rule is effective. At the meeting on March 30, Commissioner Miller asked OP to consider a 6-month grace period.

I do not agree with the decision to allow conversions of residential buildings into multifamily, particularly row houses, as a matter of right. This conflicts with the Comprehensive Plan and will deplete existing single-family homes. Some ANC neighborhoods would be disproportionately affected because they have large lot sizes (ex: ANC 4C and 5D). Attached is a list from OP of R4 zones by ANCs and the number of lots in those ANCs by square footage. In addition by allowing conversions, the proposed rule does nothing for neighborhoods like Mount Pleasant.

A lot of developers are converting single-family row houses to two units by building large rear additions and upper floors. I think the limitations in sections 330.7 also should apply to two-unit conversions. For example, the 10ft limitation on additions would prevent a developer from building a massive rear addition with a two-unit property. Likewise, the chimney and solar panel limitations should remain because developers could still pop-up with a two-unit conversion.

Sincerely,


Marilyn Lashley

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 210
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