

From: **c wald** <cwald4517@gmail.com>

Date: Mon, May 18, 2015 at 1 00 PM

Subject: Public Comments on Amendments 14-11

To: jennifer.steingasser@dc.gov, marcie.cohen@dc.gov, anthony.hood@dc.gov,
peter.may@dc.gov, michael.turnbull@dc.gov

All

I was unable to get a response by telephone from the staff at the Zoning Commission or the Office of Planning and decided to send you an email with my request (Jason of the Office of Planning promised to return my call in 24 hours but did not Suggest that your staff take these annoying messages off their phone mail because they raise expectations and the calls are often never returned)

I would like to comment on the proposed amendments but cannot find an impact assessment which would inform my comments I presume that you do not come up with amendments like this without studying the likely impact on the neighborhoods affected and current property values Basically, I want to know how many popup developments will be averted or, at minimum, subject to a special exception hearing as a result of these amendments.

My questions include:

1) how many (i.e., percentage of total) 4-R residences will be amenable to conversions from single family to 3 or more units, as a matter of right, under the new rules? how does this compare to the number under the existing rules?

2) if the proposed amendments were in effect in the last twelve months, how many permits for conversions of single family homes would have been subject to a special exception hearing? What was the total number of permits issued in the last year for single family home conversions not subject to a special exception hearing?

3) describe the key factors for identifying a single family home most amenable to conversion to a 4 unit condo as a matter of right. Estimate the number of homes with these factors existing in 4-R neighborhoods.

Thank you.

Cecelia Waldeck
4517 - 15th St. NW
Washington, DC 20011

ZONING COMMISSION
District of Columbia

CASE NO. 14-11

EXHIBIT NO. 215

ZONING COMMISSION
District of Columbia
CASE NO.14-11
EXHIBIT NO.215