

Leach, Deonte (DCOZ)

From: hercea jamison <hermorris@yahoo.com>
Sent: Monday, May 18, 2015 5:16 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: ZC Case No 14-11 Text Amendments to Chapters 1, 3, 4, 26, and 31, Maximum Height and Minimum Lot

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To whom this may concern:

Please receive my letter of support to limit or stop the building of pop-ups and pop-backs in Ward 5 and the District as a whole.

I believe the city has opened a shop of horrors because the right of entitlement cannot be granted to one owner without hurting another and possibly a whole community in many ways. If your neighborhood is not listed as historical your house and neighborhood are in danger of being changed by people with no history or sense of architecture or community who's only interested in the city is what it can suck out of it. Please put a stop to this while you can and it's a growing concept.

I do not agree that a homeowner may convert a single family row house into an apartment building, pop-up or pop-back without the expressed consent, compensation, and comment from the surrounding neighbors.

The majority of pop-ups and pop-backs are done for financial gain by flippers, investors and developers who don't live in the city, nor care about the adjacent houses and the neighborhoods these projects are done in. These types of developments steer perspective home buyers away, because the instability of buying in a neighborhood where a pop-up or pop-back will be built next to your property. Clearly if one wished to live next to a multi dwelling house or condo they will not move into a stable neighborhood with uniform row houses. Our houses are investments to us too; pop-ups and pop-backs de-value the homes around them and make them hard to sell. Can you imagine standing in your back yard and not being able to see up and down your block? Also, these types of projects don't assist with the housing problems nor provide any relief for the homeless in the District. How can DC say on one hand we want to go green but allow every hole in the city to have a new development? Seventy-five percent of the new apartment buildings are half empty too expensive for its neighborhood. This impending legislation still gives people with money (developers) advantage over regular homeowners who sustain the tax base in the DC and cannot compete. I propose that a house/dwelling that is popped up or popped back should bear additional taxes just because of the additional burden it places on the environment, such as blocking sunlight, more trash, less green space, parking, noise and crowding.

Hercea Jamison

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
CASE NO. 14-11
EXHIBIT NO. 216