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**From:** Jeff Masek <jmasek67@gmail.com>  
**Sent:** Friday, May 22, 2015 12:43 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Comments on ZC 14-11

Dear DC Zoning Commission -

I am writing to strongly support the new measures proposed to limit "pop-ups" in residential rowhouse areas. Most of the new pop-ups in my neighborhood (Park View) are shoddy, and wreck the architectural sense of the historic neighborhood. Furthermore, developers are using the pop-ups to break single-family homes into multiple, smaller condos, leaving fewer options for families. These condos are also not contributing to providing affordable housing; instead they are almost all geared toward the luxury market.

I wish to make two additional points:

(1) the rules should be implemented as soon as possible, without a grace period. Developers are already accelerating house flips (often without permits) in order to "get in under the wire" before the new rules. This behavior will be rewarded and exacerbated if a grace period is proposed. Permits that are pending when the new rules are passed should be denied.

(2) Rules governing conversion of single-family homes to multi-unit dwellings should be strengthened. We need more 3+ bedroom spaces for families, rather than 1 bedroom condos and apartments.

Sincerely,

Jeffrey Masek  
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