

Hanousek, Donna (DCOZ)

From: mugsim@aol.com
Sent: Tuesday, May 26, 2015 10:08 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: NPRM Zoning Commission Case No 14-11 - Text Amendments to Chapters 1, 3, 4, 26, and 31, Maximum Height and Minimum Lot Dimension Requirements and Use Permissions in the R-4 District – or the "Pop-Up" Regulations was published Friday, May 1, in the D .

May 26, 2015

Dear Zoning Commissioners

This is to write my strong opinion in regard to The Notice of Proposed Rulemaking for Zoning Commission Case No 14-11 - Text Amendments to Chapters 1, 3, 4, 26, and 31, Maximum Height and Minimum Lot Dimension Requirements and Use Permissions in the R-4 District – or the "Pop-Up" Regulations was published Friday, May 1, in the D.C. Register

While it is true some of the pop-ups, pop-backs and pop-outs end up looking okay, far too many are ugly-ass constructions built with disregard for neighbors' houses, existing architecture styles and seemingly without any proper monitoring or review by DCRA. Many seem to defy historic characteristics, disrespect neighborhood aesthetics and seem to be no more than eyesores.

Many appear to be add-ons that don't seem to take into account safety (such as are they earthquake proof? and are they meeting minimal DC health and safety codes?) Others appear to glide through DCRA regardless of what the permit actually said, making a mockery of those of us who have bothered to PAY for permits and get them correct.

Also, I read that the plan for development for Washington DC for R-4 zoned areas, such as where I live, in Bloomingdale, says to not allow single family homes to be converted to multiple units, such as the three or four unit "condos" and apartments that are popping up on every street. Eg, on W Street NW, on Adams Street NW, on Randolph Sts NW, on First St NW. So, is it okay to ignore planning policy that respected our DC neighborhoods?

So, since the situation seems to be out of control, I am asking you to make the rules even stronger, put in the rules a moratorium on all such developments, develop better and stricter construction rules, and ensure development of penalties and enforce the rules and start an investigation of DCRA. One developer told me that "it all depends on which inspector you get" as one of the ways that developers can around the rules. There does not seem to be equality under the law here as it seems homeowners who "go by the rules" don't know the tricks and work-arounds that the developers do.

Will I be forced to put a solar panel on my roof just to stop a neighbor from popping up? While that seems like an incentive in your proposed rule, isn't that putting the onus on those of us already here and who maybe can't afford or don't want such an installation?

I have resided here since 1986 and watch in amazement as the lovely turrets and slate roofs are demolished and replaced with vinyl siding, bad lumpy designs and other strangenesses. Not to mention the damage to trees, yards and gardens and the addition of new paved areas, adding to less and less water absorbed into the ground and stressing the water sewers even more with the increased run-off. Maybe the city thinks it is addressing a housing need but it to be done at the expense of those already here.

Your rules don't go far enough in my opinion.

Jenifer Simpson
Email mugsim@aol.com
48 Adams St NW
Washington DC 20001
Homeowner for 29 years

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 228
ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 228