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**Date: 26 May 2015**

**To: DC Office of Zoning**

**From: April Miller**

**Re: Comment on Zoning Commission Case No. 14-11**

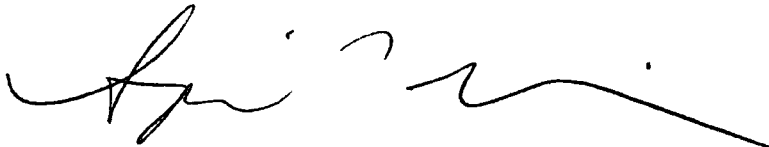
Dear Sir or Madam,

Please accept these comments on Zoning Commission Case No. 14-11. I am a resident home owner on the unit block of V St. NW in Bloomingdale, and have a great deal of concern over the work of developers creating unsightly and offensive pop-ups in neighborhoods around DC. These developments marginalize and infringe upon the quality of life of long-time residents and create undue stress on local infrastructure. The developments currently on-going are in conflict with the Comprehensive Plan, deplete existing single-family homes and their value, and are hindering the adoption of sustainable solar energy panel installations. In particular, I make the following comments:

1. I oppose conversions of single-family homes to multifamily units as a matter of right, especially for row houses.
2. I request that the limitations in section 330.7 apply to flat conversions and two-unit conversions.
- 3 I 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. All permits that have not been approved as of the effective date of the rule should be evaluated under the new rules.
- 4 Pop-up developments are creating pockets of undesirable neighborhoods across DC because ANC 4C and 5D are disproportionately affected due to their large lot size

Thank you for considering these comments.

Best,



April Miller

**ZONING COMMISSION  
District of Columbia**

CASE NO. 14-11

EXHIBIT NO. 231

**ZONING COMMISSION**  
District of Columbia  
CASE NO.14-11  
EXHIBIT NO.231

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May 26, 2015

Mr. Anthony Hood, Chair  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street NW, Suite 2105  
Washington, DC 20001

Dear Chairperson Hood

I am writing in response to the Zoning Commission's Proposed Rulemaking Z C Case No 14-11 (Text Amendment - 11 DCMR)

This proposed rulemaking would limit pop-ups in the District but would also radically restrict the conversion of residential buildings to condominiums. In most circumstances I support restricting pop-ups, adding additional stories atop existing homes that are not in keeping with the historical nature of neighborhoods is detrimental. However, there should be some provisions made for adding additional stories that fit in to neighborhoods without detracting from their livability and appeal.

I am concerned, though, about other parts of this proposed rule. For example, I believe that existing residences should be able to be converted to ten units without the inclusionary zoning requirement, which is the current zoning regulation. This requirement makes perfect sense in larger scale developments, but puts an undue hardship on homeowners who wish to add to the city's housing stock. The District is in great need of housing for the many professionals who are moving into the city; should an existing residence be converted into multiple units it would make sense for as many 900 square foot units as possible be available for all people to own or rent without restriction by income. Having a fourth unit be available for low- to moderate income individuals would be a hardship on the homeowner and doesn't seem to make the same sort of sense that it does with larger developments.

There are any number of run-down properties or vacant lots in residential areas that could be converted into small-scale apartment or condominium buildings. Provided that these fit into the neighborhood and can add to its character and livability, I believe there should be a clear pathway outlined in these proposed rules that make this possible.

Being a transplant into the District I am very much in favor of their being both ample housing stock and a diverse variety of options for new residents.

Thank you for the opportunity to comment on these proposed rules.

Sincerely,



Dennis Hobb  
520 E Street NE #205  
Washington, DC 20002

ZONING COMMISSION  
District of Columbia

CASE NO. 14-11  
EXHIBIT NO. 230

## Hanousek, Donna (DCOZ)

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**From:** Jon Carron <jbcarron@gmail.com>  
**Sent:** Tuesday, May 26, 2015 10:29 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Pop-Up

To Whom It May Concern,

I have been a DC resident for almost 6 years. I moved to DC after purchasing a home in the Bloomingdale neighborhood, which like other neighborhoods is under threat of cash investors turning stand row house into multi unit dwellings. While I do not fully support a moratorium on all Pop-Ups, I do believe that there needs to be stricter limitations on how pop-ups are built. Too many times, I see illegal construction of these pop-ups that go unenforced. Those building the pop-ups are not interested in the character of the neighborhood, or the residents of the neighborhood for that matter, rather they are 100% interested in getting the most bang for their buck. Pop-ups are not a solution for more affordable housing, as some may claim. These units are going for substantially more than what one would consider affordable. Cash investors are drowning out potential home owners that want to purchase a property that may or may not require future renovations. In essence, I believe these cash investors are only inflating the market further, making it near impossible for responsible/respectful citizens to purchase a home. Furthermore, if the city intends to provide the right for "homeowners" to build Pop-ups, I believe there should be mandatory setbacks that the addition corresponds with the architecture of the surrounding homes. Quite frankly, to dissuade these cash investors from drowning the market, Pop-ups should only be allowed for "homeowners" that claim the property to be their primary residence. No LLC's or other businesses should have a right to build a pop-up.

I strongly support more aggressive regulations on Pop-Ups and I believe until the property regulations can be put into place, that there be a stop work order on all current and future "pop-ups" unless it is the primary residence of the homeowner.

Please protect the character and charm of our neighborhoods. These row houses were never intended to be condos!

Respectfully,

Jonathan B. Carron  
2216 Flagler PL NW

ZONING COMMISSION  
District of Columbia

CASE NO. 14-11  
EXHIBIT NO. 229

## Hanousek, Donna (DCOZ)

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**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.C. Register

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](mailto: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