

Leach, Deonte (DCOZ)

From: jane bush <jane.b202@verizon.net>
Sent: Thursday, May 28, 2015 7:50 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Jane Bush
Subject: Comments: ZC Case No. 14-11 "Pop Up Regulations" Maximum Height and Minimum Lot Requirements

I would like to thank the Commission and everyone who worked on the 14-11 text amendments. As someone who submitted testimony and spoke before the Board in January on these proposals I applaud the changes. It is my hope that the proposed rules will be passed in their entirety in an unanimous vote on June 8. It took a lot of thought and work to compose these new rules; it is apparent that you heard those of us who are worried about the damage that the majority of these pop-ups have caused both to the adjoining properties and to the look and feel of the neighborhood.

While the concern remains that a developer will move in to "take over" a property (or three) in an R-4 District without neighborhood input, the proposed rules are going to make it more difficult for some of these crooked LLCs with out- of- District POB addresses to move into the neighborhood to destroy it but it is going to be incumbent upon DCRA to make certain that developers follow the rules from the onset.

I would like to suggest that the new rules be effective immediately, since we have been waiting for these changes for some time. For those of us who are concerned about the current properties which have building permits and which have been approved as pop-ups, might I suggest that those permits be reviewed to meet the new requirements? I refer specifically to those pop-ups which currently are not under construction, have several posted Stop Work Orders, and which have a permit issued to a developer who has transferred that permit (or changed names) to another builder or LLC. (See BZA Case #18991. 1521 Varnum Street NW, which has been permitted to be razed to build a seven unit apartment building, does not meet one single requirement of 14-11 rules, current or proposed.)

Sincerely,

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