

RECEIVED
D.C. OFFICE OF ZONING

2015 MAY 29 PM 4:07

RE: Zoning Commission Case 14-11 R-4 Text Amendment

Dear Commissioners,

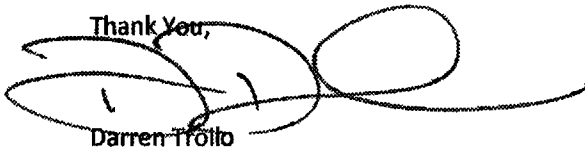
I am writing in opposition to the proposed zoning revision for R-4 zoned lots that is before the Zoning Commission in case number 14-11. *As the commission prepares another vote, I would like you to consider a grace period for the implementation of the changes*

While it is the right for the commissioners to review and amend zoning codes, it is important to understand that implementing such changes immediately after the rule change occurs causes incredible destruction of investment dollars and job loss. I have invested a significant portion of my investment savings into a project that will be directly affected by this ruling. When the property was acquired, the zoning rules allowed by right what the project is proposed to be. There are no variances, waivers, special exceptions. The project is not speculative and the risk of the investment should not be regulatory. I took on the risk that the project could be built on time, on budget and the units would sell at our assumed price points. Those are common risks taken by investors. Now, my entire investment will be lost if these rule changes are enacted with no grace period. Not lost because of a bad investment decision, but lost because somebody changed the rules halfway through the game.

Whether I agree with the changes doesn't matter now, the rules are the rules and I am willing to abide by them moving forward. However, I feel these changes should be enacted with consideration and fairness for all the hard working individuals that either make their living working on these projects and those that have properly invested in them. I think every rational human being would agree that a grace period is required in a situation like this. I am asking for a 1 year grace period for this rule to be enacted.

Please reach out to me if you have any questions.

Thank You,



Darren Trillo

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 254
CASE NO. 14-11
EXHIBIT NO. 254