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James D. Wurzel
3525 Valeview Drive
Oakton, VA 22124

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 4th Street NW
Suite 200S Washington, DC 20001

Re. ZC Case No. 14-11, request for "grandfather" grace period

Dear Commissioner Hood,

I am writing to request your consideration in the implementation of the new R-4 Zoning change regarding "pop - ups". While I understand and agree with the concerns of the Commission and appreciate the change in the R-4 Zoning regulations I request that you provide a limited "grandfather" grace period in order to avoid a serious impact on small developers in the District that have purchased property in order to redevelop it pursuant to the existing Zoning regulations I base this request on the following:

1. The purchase price for these properties was based on the future value of the completed project and, thus, reflects a value that is not supportable under the new regulations. The requirement to re-sell the property at its present value will guarantee a substantial loss to the developer/builder.
2. The time required to take a property from acquisition through all reviews and permitting is typically six to twelve months. Therefore, there are many properties that have yet to start construction that may be impacted by this change.
3. Most of the "pop ups" are developed and built by small companies whose financial strength is not sufficient to withstand the probable impact if this change is enacted without offering a grace period to complete the projects.
4. These small companies provide both tax revenues to the District and retail revenues to the local communities.

I request that you provide for a grace period to provide for the following:

1. Allow projects that are currently approved, in the Zoning review and/or permitting process to be constructed under the existing ordinance.
2. Grant 30 days for the submission of projects that were conceived under the existing regulations into the Zoning and Permitting review process.

The above grace period would provide for the near term goal of prohibiting the continued development of "pop ups" while providing for a limited, controlled production of projects that are in the approval process based on decisions made under the existing regulations.

Thank you for your consideration in this matter.



ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 255