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**Re: Letter of Support for Most Provisions in Proposed Rulemaking in Z.C. Case No. 14-11, With Further Reductions of Matter of Right Height and Convertible Units, With Immediate Implementation**

Dear Sir or Madam,

As residents and homeowners in Bloomingdale, a neighborhood suffering immediate negative effects of pop ups and pop backs, we write to express support for amendments to Chapters 1, 3 4, 26, and 31.

The character, livability, architectural heritage and affordability of Bloomingdale and neighborhoods throughout DC are being negatively impacted by the current zoning regime which is entirely weighted to maximization of developer profit without due consideration of either social values or community input. This proposed rulemaking constitutes a prudent balance of fostering community-oriented development and protecting homeowner property rights while preserving the attributes that make communities like Bloomingdale and others throughout the District great. The rulemaking is forward thinking in acknowledging the existence of solar energy air rights, which is critical to homeowners such as ourselves in the process of installing solar panels constituting an economic value to us and a social good to our city's environment. This is all the more prudent given that residential solar is subject to DC and Federal government support, and merits protection in the DCMR.

We urge the Commission to take the regulations a step further toward serving community needs and the overwhelming preference of District citizens by reducing the matter of right height for R-4 building to 35 feet in all cases, without the proposed exception of a height of 40 feet for three or more adjoining residential buildings (under § 400.1). That provision will only serve to incentivize developers to purchase multiple historic row houses and convert them to a greater number of units than they would otherwise. This would compound the negative impacts on light and air rights of neighbors and the commons of utility systems already under strain. For the same reasons of impact on community infrastructure already suffering from decades of underinvestment, we urge the Commission to limit matter-of-right conversion of residential buildings to no more than 3 units, not four as proposed (under § 330.7).

We urge the Commission to amend the DCMR as delineated above with immediate effect so as to stop the projects on track to cause further irreparable harm to our neighborhood and the city that is our home.

Sincerely yours,

Alexandra and Catherine Chandler

ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 257  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 257