

Leach, Deonte (DCOZ)

From: Mark Mogle <markmogle@gmail.com>
Sent: Saturday, May 30, 2015 11 02 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Zoning Case No. 14-11

To whom it may concern,

I am writing to express my opposition to the proposed zoning regulations as written. I appreciate the attempts to maintain the character of a neighborhood. I believe additions on my street, the 1300 block of Meridian, have been well done. All additions raising the height have been set back from the existing roofline as viewed from the street. I wish to preserve my right to follow the norm for additions that has been established on my street.

Regarding 330.7 (c) - The proposed changes do not take into account the neighborhood as it exists today. If my next door neighbor has already added a third floor to a height of 40 feet, unduly restricting my ability to follow this pattern will not lead to uniformity of design and structure, but discourage uniformity in the general character of the block. A line could be added in the regulation that requires consideration of the heights of adjacent properties.

The fact that new construction on 3 connected lots would be allowed to go to 40 feet will only encourage the razing of existing homes when currently the facade is almost always saved. The current language will destroy the character of many streets.

Regarding 336.4 - The proposed language is vague and invites future fights and animosity between neighbors. One homeowner's preference for solar power should not be able to restrict the property rights of his neighbor. This doesn't seem to provide equal protection.

What constitutes interference? If my addition would cause the adjacent property to get 15 minutes less of sunlight, it means I can't install an addition to meet the needs of my growing family? That is extreme and will only lead to less density in the city and keep housing unaffordable for many. The line in the regulation should be rephrased to say "unduly interfere."

Thanks for the consideration,
Mark Mogle