

Anthony J Hood, Chairman, Zoning Commission for the District of Columbia

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My letter is in regard to ZC Case No. 14-11. I have some concerns on this subject matter as a realtor in the community on behalf of my clients and as an investor.

My first concern is regarding current projects already in the permitting process. There must be a transition period that protects those who purchased property and began the design and subsequent permitting process in reliance on the regulations as currently written. This will cost many developers a lot of money. Could result in bankrupt projects and unfinished eye sores in the community.

A major concern is over the impact of restricting renovation to 30% or less of gross floor area. Has any one from the Commission been inside some of these blighted homes? Some of these homes need a 100% renovation to bring the building to standard building codes and make it a safe and long standing home for the buyer.

The rule that residential buildings cannot extend more than 10' past a neighbor's back wall severely restricts property rights of homeowners and stops families from adding on additions that allow them to grow in place. The lot size should determine this not the neighbor's home placement.

Downzoning R-4 restricts housing supply, which curbs the District's attempts to increase access to affordable housing. If you decrease the supply of multifamily homes, demand increases, which moves prices of multifamily housing upward.

The importance of the revitalizing work that developers do in R-4 neighborhoods is very important. R-4 developers play an important roll in the revitalizing by making an appreciably positive impact on neighborhoods and DC as a whole. If you slow this down, or even stop it completely, the result is more blighted properties, and the revitalization going on in many neighborhoods is stopped. This slows the incredible renaissance that DC is currently experiencing. Slowing it down will have an impact on unemployment. Imagine the number of employees it puts out of work with no developing going on in R-4 homes.

Please reconsider that someone may need to create a design board. When plans are submitted and there is any change to the exterior of the home it has to be presented to the design board for approval. Unless replacing old with new.

If all these plans are put into affect how long is it going to take to get permits through DCRA then? It is taking 6 months - year on a lot of projects and developers cannot afford to sit around waiting over a year to get permits. Time is money. A new system or more employees need to happen or DCRA is going to start having a lot of angry people asking a lot of questions about the process and the delays.

ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 270  
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What angers me most about all these changes coming about and having a major impact on a lot of peoples lives and livelihood is that this all started over the home on V St NW and the ugly pop up that was built. First off, did anyone look and see the building was never zoned R-4 It should never have been used as an example. If there had been a design board in place to approve the building, I believe it would have been rejected and we wouldn't have all this going on today

Thank you,  
Tammy