

May 28, 2015

Zoning Commission
441 4th St. NW, Suite 200-S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
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RE: Public Comment on Case No ZC 14-11

Dear Zoning Commissioners,

Thank you for once again accepting public comments for the record of ZC14-11, I do appreciate having the opportunity to voice my opinion on this matter. While I realize that there is no perfect way of dealing with the ongoing threat of pop-ups, I believe that more can be done to better accommodate the residents of the District and I'm afraid that the latest proposal will not do enough to save our neighborhoods. I believe that OP's original proposal that was submitted last year is still the best we've seen to help combat pop-ups. With the current regulations in place, developers are having a field day in this city and I hope the Zoning Commission votes on regulations that are closer to those that were initially laid down. While many of the latest amendments do go further to help combat the pop-ups in the city, there is still work to be done.

Regarding height, it is very helpful that the matter-of-right height is being reduced to 35 feet, however with the exception that 40 feet would be allowed when there are 3 or more homes adjoining only provides incentive to developers to scarf up even more homes. Where we are now is that a developer may start by converting only a single property on a street, but with this in place there is a higher likelihood that developers will do what they can to get at least three or more homes per street. While it is commendable to put a stipulation for Inclusionary Zoning on a fourth unit in the R-4 zones this 4th unit still goes beyond what was ever meant for R-4. As stated by Office of Planning the R-4 zone is not intended to be an apartment zone, so having the ability to add a third or fourth unit in these neighborhoods will dramatically alter these neighborhoods and the residents forever. The provision for conversions to apartments based on the 900 sq ft. per unit should not be included in the R-4 zone, and there should be a matter-of-right for two units. This will not only help to preserve the row homes, but the families, schools and quality of life of all who live there.

I commend the ZC and OP for many of the current amendments, including 330.7 G through L, the definition of a mezzanine to be considered a story and 336.3 and 4 to ensure chimneys and solar panels are not blocked. In regard to 336.6, this may be one of the most important points yet one of the most difficult to enforce. It's imperative to preserve existing residents, in both homes and apartments, quality of life. This rule

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must be included and enforced and should not be open for interpretation. The decision as to what would be considered "affected" should not be left in the hands of a developer or DCRA, but to those living next to these lots as they are the one's who will be affected.

We really need to think long-term about this. The current rate at which pop-ups are occurring across the city is unprecedented and the outcry from residents asking for change is exceptional. We need housing options that are going to fit the city's needs for years to come, and destroying the remaining single-family homes is not the way to go about this. The Comprehensive Plan clearly states that we should be preserving our row house neighborhoods and right now the only way to do this is through proper zoning.

Sincerely,

Denis Suski

A handwritten signature in black ink, appearing to read "Denis Suski". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

1706 Lanier PL NW
Washington, DC 20009