

May 25, 2015

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

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RE Case No ZC 14-11

Dear Zoning Commissioners

I live in the Bloomingdale neighborhood of Washington, D C. and am devastated by the destruction of the row homes in my neighborhood. Developers have targeted us and are converting many of our beautiful homes into condominiums. Over the last few months, one developer has purchased at least four row houses on the unit block of W St NW and has begun to carve them up into condominiums. These row houses will be popped up and popped back into aberrations that are inconsistent with the character of the row houses in Bloomingdale.

I do not support allowing a row house to be converted into apartment buildings of up to four units as a matter of right. Two units should be the maximum allowed as a matter of right. The Office of Planning's ("OP") original proposal would have eliminated the right to convert row houses to apartment buildings of three or more units. This is the only way to protect R-4 neighborhoods from becoming apartment districts. I urge the Zoning Commission to reconsider OP's original proposal and vote not to allow conversions as a matter of right.

I support reducing the matter of right height to 35 feet. I do not support 40 feet for three or more row houses built together. This would encourage razing row houses to build to 40 feet as a matter of right. A mezzanine should count as a floor. In addition, the conditions in proposed section 330.7 should apply to flat conversions to protect adjoining neighbors on smaller lots from colossal pop-ups and additions. Applying these conditions to multi-unit conversions while ignoring flats is ill-advised.

I implore you to help us save our communities and put these new rules into effect immediately. There should be no grace period for any permits including those pending when the new rules take effect. We have been waiting far too long for relief, and the delay has caused us to lose too many of our historic homes to opportunistic developers.

Sincerely,

Mark Gage
Name

26 S Street NW
Address

Mark Gage
Signature

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
District of Columbia
EXHIBIT NO. 290
EXHIBIT NO. 291

May 25, 2015

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

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Sincerely,

Victoria Fulton
Name

1391 S St. NW WASH DC 20001
Address
WVF
Signature

May 25, 2015

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

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Sincerely,

Lee Drutman

Name

134 Seaton Pl. NW

DC 20001

Address

[Signature]
Signature

May 25, 2015

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

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I support reducing the matter of right height to 35 feet but do not support special exception relief to 40 feet. The Board of Zoning Adjustment approves far too many special exception requests for relief, and allowing 40 feet by special exception will harm R-4 zones. I do not support 40 feet for three or more row houses built together. This would encourage razing row houses to build to 40 feet as a matter of right. A mezzanine should count as a floor. In addition, the conditions in proposed section 330.7 should apply to flat conversions to protect adjoining neighbors on smaller lots from colossal pop-ups and additions. Applying these conditions to multi-unit conversions while ignoring flats is ill-advised.

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Sincerely,

Annalise Nelson
Name
134 Seaton Pl NW
DC 20001
Address
Annalise Nelson
Signature