

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

RE: Case No. ZC 14-11

Dear Zoning Commissioners:

Please accept my comments on the proposed rule to deal with pop-up developments in R-4 Districts. I commend the Zoning Commission for taking this important step to address concerns raised by District residents.

Matter-of-Right Conversions

I do not believe the proposed rule goes far enough to protect the supply of single-family homes in R-4 zones. Proposed new section 330.7 would permit conversions of existing residential buildings to apartment houses with up to four units as a matter-of-right. The decision to allow matter-of-right conversions of rowhouses in R-4 zones is a mistake. Family households with children need larger housing units with more bedrooms. The District's Comprehensive Plan states that of the city's existing housing stock, only one-third of the units have three bedrooms or more, and 80% of recent new construction has been apartments with fewer bedrooms. The Comprehensive Plan also states that the availability of single-family housing and housing with more rooms are two factors that are positively correlated with retaining family households.

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Policy H-1.3.1, Housing for Families: Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments.

Action H-1.3.A, Review Residential Zoning Regulations: During the revision of the city's zoning regulations, review the residential zoning regulations, particularly the R-4 (row house) zone. Make necessary changes to preserve row houses as single-family units to conserve the city's inventory of housing for larger households. As noted in the Land Use Element, this should include creating an R-4-A zone for one- and two-family row houses, and another zone for multi-family row house flats.

Matter-of-right conversions of single-family rowhouses to apartment buildings goes against the Comprehensive Plan's goal of retaining single-family homes for families. Matter-of-right conversions in R-4 should be limited to two-units.

Limitations on Conversions

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ZONING COMMISSION
District of Columbia

CASE NO. _____

EXHIBIT NO. 294
ZONING COMMISSION

District of Columbia
CASE NO. 14-11
EXHIBIT NO. 294

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Immediate Effective Date

I urge the Zoning Commission to act quickly on the changes to the zoning rules and to make the final rule effective immediately to protect rowhouse neighborhoods and adjoining properties. The first proposal from the Office of Planning is almost one year old. D.C. residents have been waiting a long time for these changes and should not have to wait any longer.

Respectfully submitted,

Zeke Perkowski

Name

1401 1st St. NW

Address

[Signature]

Signature

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Respectfully submitted,

Sharon Buff
Name
23 Randolph Place NW
Address
Sharon Buff
Signature

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ERIC SCHULTZ
Name

58 Rhode Island Ave NW
Address

Eric Schultz
Signature

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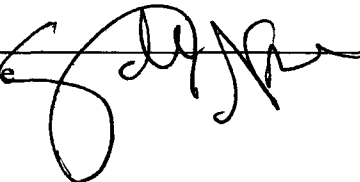
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Stetson Nunes
Name

5 V St. NW, WDC 20001
Address


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Elizabeth Barksdale
Name

17 Channing St. NE
Address

EB Barksdale
Signature

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Chandini Hemrajani
Name

113 R St NW Washington, DC 20001
Address

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Elizabeth Haney
Name

2034 Flinger Pl NW
Address

Elizabeth Haney
Signature

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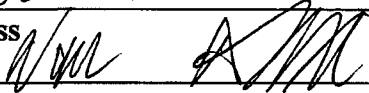
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Nick Alexandrov
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3323 Mt. Pleasant St, NW #10
Address


Signature

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Arunid Muthukrishnan

Name

1810 North Capitol St. NW

Address

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Katharine Fullenkamp
Name

1810 North Capitol St NW Apt 2
Address


Signature

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107 12 St NW Washington DC 20001
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Respectfully submitted,

Rachel Leeds

Name

10 Rhode Island Ave NW

Address

Signature

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

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Nathan Purney
Name

31 Randolph Pl. NW #203 Washington DC 20001
Address

Nathan Purney
Signature

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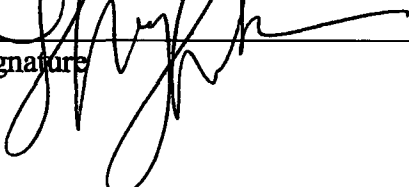
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Meghan Ball
Name

1017 Otis PI NW
Address


Signature

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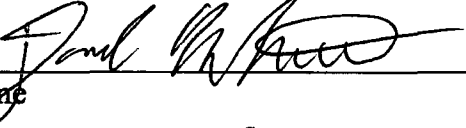
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Name

2206 First St. NW

Address

David Machinist

Signature

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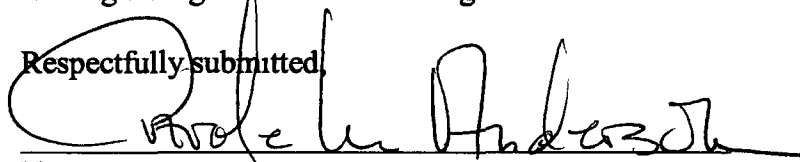
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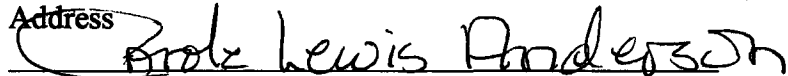
Name

Address

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3616 Reservoir Rd. NW. 20007



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Jose M Labarca
Name

1730 Church street, NW, Wash DC 20036
Address

J. Labarca
Signature

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

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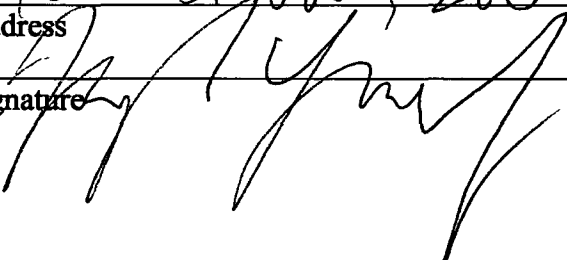
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HUGH YOUNGBLOOD
Name

70 R ST NW, 280201
Address


Signature

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Washington, DC 20001

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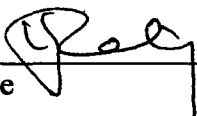
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KIRBY VINING
Name

16 Franklin St. NE DC
Address


Signature

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Deborah Hurahan
Name

1505 Q St, N.W.
Address

Deborah Hurahan
Signature

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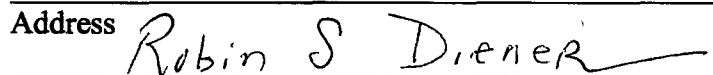
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Name

1612 Corcoran Street, NW

Address



Signature

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Immediate Effective Date

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Respectfully submitted,

Alison McKrae

Name

734 Taylor St. NW, WDC 20011

Address

Alison McKrae

Signature

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

RE: Case No. ZC 14-11

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Amanda Lineweber

Name

2206 First St NW

Address

Amanda Lineweber

Signature

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Respectfully submitted,

Kelly Woodward
Name

34 Rhode Island Ave NW, Washington, DC 20001
Address

[Signature]
Signature

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

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Respectfully submitted,

Tatyana Finkelstein
Name

2009 2nd St. NW
Address


Signature

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

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Respectfully submitted,

BRENDA MEMORE

Name

47 W ST NW

Address

Brenda Memore

Signature

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

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Respectfully submitted,

Sean Mann

Name

1401 N St NW #208

Address

Wash DC 20005

Signature

Sean Mann

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

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ALBANA AROBONIKU

Name

1735 1st St NW

Address

Albana Aroboniku

Signature

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

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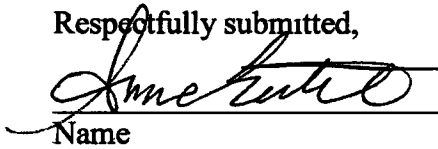
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 Anne Kelly Etzel
Name

46 W St NW Washington DC 20001
Address


Signature

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Washington, DC 20001

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Andrew Ertel
Name

46 W. Street
Address

Andrew Ertel
Signature

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Thomas Schmitt
Name

2020 N Capitol St NW Wash DC
Address

Tom Schmitt
Signature

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

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Zoë Genova

Name

1211 7th St NW #201, DC, 20001

Address

Ze Genova

Signature

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Courtney Ranson
Name

146 Adams St, NW
Address

Courtney Ranson
Signature

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

RE: Case No. ZC 14-11

Dear Zoning Commissioners:

Please accept my comments on the proposed rule to deal with pop-up developments in R-4 Districts. I commend the Zoning Commission for taking this important step to address concerns raised by District residents.

Matter-of-Right Conversions

I do not believe the proposed rule goes far enough to protect the supply of single-family homes in R-4 zones. Proposed new section 330.7 would permit conversions of existing residential buildings to apartment houses with up to four units as a matter-of-right. The decision to allow matter-of-right conversions of rowhouses in R-4 zones is a mistake. Family households with children need larger housing units with more bedrooms. The District's Comprehensive Plan states that of the city's existing housing stock, only one-third of the units have three bedrooms or more, and 80% of recent new construction has been apartments with fewer bedrooms. The Comprehensive Plan also states that the availability of single-family housing and housing with more rooms are two factors that are positively correlated with retaining family households.

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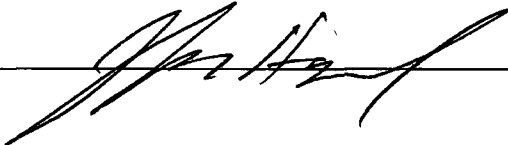
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Respectfully submitted,

JEFFREY HAYWARD
Name

2204 FLAGLER PL NW DC 20001
Address


Signature

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Respectfully submitted,

Melissa Eads
Name

124 Rhode Island Ave NW
Address

M. Eads
Signature

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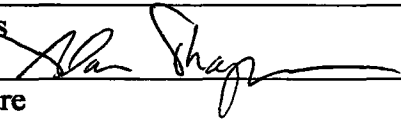
ALAN THOMPSON

Name

57 W ST NW

Address

Signature



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Respectfully submitted,

NATALIE C GREENE
Name

4044 BLAINE ST NE
Address

Natalie C Greene
Signature

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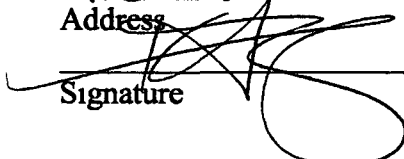
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Karen Ramsey
Name

1413 Montello Ave NE, WDC 20002
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Signature

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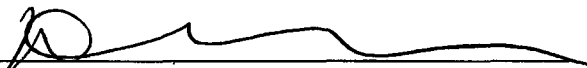
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Danielle Bays
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1225 Morse St NE
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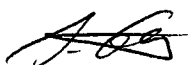
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Sasha Gamborg

Name

2102 1st St NW

Address



Signature

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Nathaniel Brockman

Name

30 Adams St NW

Address



Signature

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ANDREA FENIAK
Name

1903 4th ST. NW WDC 20001
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Jean-Christophe DEVERINES
Name

44 Rhode Island Ave N.W.
Address WASHINGTON DC 20001

Signature

Jean-Christophe