

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St NW, Suite 200-S  
Washington, DC 20001

RECEIVED  
D.C. OFFICE OF ZONING  
2015 JUN -1 PM 12:37

RE: Case No. ZC 14-11

Dear Zoning Commissioners:

I am writing to comment on the proposed rule for pop-up developments in R-4 Districts. Thank you for the opportunity to comment.

### Height Limitations

I support reducing the height of buildings in R-4 to 35 feet. This should not impact most homes in R-4 as the Office of Planning found that 94.4% of homes in R-4 are 35 feet or less. I do not support a maximum height of 40 feet for new construction of three or more adjoining rowhouses built concurrently. This could entice developers to raze existing rowhouses to construct new buildings. These also should be limited to 35 feet.

### Conversions

I strongly disagree with the proposed rule permitting matter-of-right conversions of rowhouses to apartment houses. Under no circumstances should a rowhouse be converted to an apartment building as a matter-of-right. Many adjoining homes have been damaged from these conversions, and damages to neighboring properties will not end if conversions are allowed to continue unabated. Conversions drive up the price of single-family homes because families are competing with developers who have cash and can close with no contingencies. In addition, rowhouse conversions to multifamily reduces the amount of single-family homes available to families and the number of families living in D.C. Matter-of-right conversions of rowhouses should be limited to two-units.

### Conditions on Conversions

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### Effective Date

ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 296  
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District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 296

I implore the Zoning Commission to act quickly on this rulemaking and make the final rule effective immediately. Many District homeowners in rowhouse neighborhoods are plagued by pop-ups and need help now. Pop-ups have been a problem for at least 15 years, and change is overdue. Please make the final rule effective when published and do not grant any exceptions for permit applications that have not been approved. Those applications should be reviewed under the new R-4 zoning rules. Otherwise, D.C. homeowners will suffer even longer at the hands of opportunistic developers who do not care about D.C.'s rowhouse communities.

Sincerely,

VERONIKA ZUBO

Name

50 Rhode Island Ave

Address



Signature

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441 4<sup>th</sup> St. NW, Suite 200-S  
Washington, DC 20001

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Sincerely,

ROBIN HAYSBET  
Name

48 W 5th NW, WASH DC, 20001  
Address

Robin Haysbet  
Signature

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St. NW, Suite 200-S  
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Sincerely,

MARILYN LASHLEY

Name

2014 1st NW

Address

Marilyn & Lashley

Signature

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441 4<sup>th</sup> St. NW, Suite 200-S  
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Sincerely,

Arthur Marshall

Name

4312 4th St. NW

Address

Arthur Marshall

Signature



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Sincerely,

Kelvin G. Ford  
Name

1805 Bladenburg Rd. NE  
Address

Kelvin G. Ford  
Signature

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Sincerely,

Tom Noll  
Name

23 T ST NW Washington DC 20001  
Address

  
Signature

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Office of Zoning  
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Sincerely,

José A. Ucles -

Name

23 T St. NW - WDC 20001

Address

J Ucles C

Signature

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Sincerely,

MARLBERT DELANE'

Name

2204 First St. NW WDC 20001

Address

MB Delane'

Signature



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441 4<sup>th</sup> St. NW, Suite 200-S  
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Sincerely,

Caryn Sykes

Name

U St NW, 20001

Address

Caryn Sykes

Signature

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Sincerely,

Rachel Siken

Name

42 V. Street NW, 20001

Address



Signature

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Sincerely,

  
Name

1926 2nd St. NW  
Address

  
Signature

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I support reducing the height of buildings in R-4 to 35 feet. This should not impact most homes in R-4 as the Office of Planning found that 94.4% of homes in R-4 are 35 feet or less. I do not support a maximum height of 40 feet for new construction of three or more adjoining rowhouses built concurrently. This could entice developers to raze existing rowhouses to construct new buildings. These also should be limited to 35 feet.

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#### Effective Date

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Sincerely,

Courtney Holder  
Name

220 Rhode Island Ave. NW  
Address

Courtney Holder  
Signature



Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St. NW, Suite 200-S  
Washington, DC 20001

RE: Case No ZC 14-11

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Sincerely,

Christina Kane

Name

200 Rhode Island Ave NE

Address

Ch Kane

Signature

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St. NW, Suite 200-S  
Washington, DC 20001

RE: Case No ZC 14-11

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Sincerely,

LAURA OLSEN

Name

43 RHODE ISLAND AVE. NW

Address

Signature

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St NW, Suite 200-S  
Washington, DC 20001

RE: Case No. ZC 14-11

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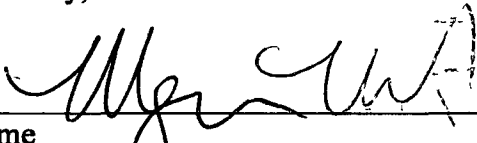
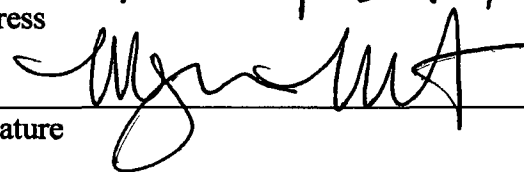
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Sincerely,

 MEGAN M. JENSEN  
Name  
31 V STREET, NW  
Address  
   
Signature

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St NW, Suite 200-S  
Washington, DC 20001

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Sincerely,

Alex Seyb  
Name

58 Randolph Pl, NW  
Address

[Signature]  
Signature



Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St. NW, Suite 200-S  
Washington, DC 20001

RE: Case No. ZC 14-11

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Sincerely,

Jennifen Koide  
Name  
33 W. St. NW 20001  
Address  
Jennifen Koide  
Signature

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St. NW, Suite 200-S  
Washington, DC 20001

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Sincerely,

ALAN THOMPSON

Name

57 W ST NW

Address



Signature

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St. NW, Suite 200-S  
Washington, DC 20001

RE Case No ZC 14-11

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Sincerely,

Basel Hani

Name

26 Rhode Island Ave NE

Address

Basel Hani

Signature

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St. NW, Suite 200-S  
Washington, DC 20001

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Sincerely,

Lisa Harlan  
Name

57 W Street NW  
Address

[Signature]  
Signature



Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St. NW, Suite 200-S  
Washington, DC 20001

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Sincerely,

Ali Pirzadi

Name

31 W ST NW

Address

Ali Pirzadi

Signature

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St. NW, Suite 200-S  
Washington, DC 20001

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Sincerely,

Jay Chen  
Name

150 Adams St. NW, Washington DC 20001  
Address

  
Signature

Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> St. NW, Suite 200-S  
Washington, DC 20001

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I am writing to comment on the proposed rule for pop-up developments in R-4 Districts. Thank you for the opportunity to comment.

#### Height Limitations

I support reducing the height of buildings in R-4 to 35 feet. This should not impact most homes in R-4 as the Office of Planning found that 94.4% of homes in R-4 are 35 feet or less. I do not support a maximum height of 40 feet for new construction of three or more adjoining rowhouses built concurrently. This could entice developers to raze existing rowhouses to construct new buildings. These also should be limited to 35 feet.

#### Conversions

I strongly disagree with the proposed rule permitting matter-of-right conversions of rowhouses to apartment houses. Under no circumstances should a rowhouse be converted to an apartment building as a matter-of-right. Many adjoining homes have been damaged from these conversions, and damages to neighboring properties will not end if conversions are allowed to continue unabated. Conversions drive up the price of single-family homes because families are competing with developers who have cash and can close with no contingencies. In addition, rowhouse conversions to multifamily reduces the amount of single-family homes available to families and the number of families living in D.C. Matter-of-right conversions of rowhouses should be limited to two-units.

#### Conditions on Conversions

I support the conditions in sections 330.7 and 330.8 even though I do not support matter-of-right conversions of rowhouses to apartments. The language in sections 330.7(h) and 330.8(d) should be clarified to prevent misinterpretation. The language in section 330.7(h) could suggest the addition could extend 10 feet past the furthest rear wall of any rowhouse. It should be clear that an addition must not extend any more than 10 feet past the rear wall of any adjoining rowhouse. These conditions also must apply to conversions of a rowhouse to a two-unit. Flat conversions by developers is prevalent in R-4 and often include extensive rear additions. This obstructs the light, air and privacy of neighboring rowhouses and is out of character with these neighborhoods. Thus, protection for homeowners is needed for conversions to two-units.

#### Effective Date

I implore the Zoning Commission to act quickly on this rulemaking and make the final rule effective immediately. Many District homeowners in rowhouse neighborhoods are plagued by pop-ups and need help now. Pop-ups have been a problem for at least 15 years, and change is overdue. Please make the final rule effective when published and do not grant any exceptions for permit applications that have not been approved. Those applications should be reviewed under the new R-4 zoning rules. Otherwise, D C homeowners will suffer even longer at the hands of opportunistic developers who do not care about D.C.'s rowhouse communities.

Sincerely,

Roxanne Wallace  
Name

2131 First St. NW  
Address

Roxanne Wallace  
Signature