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May 26, 2015

Mr. Anthony Hood, Chair
District of Columbia Zoning Commission
441 4th Street NW, Suite 2105
Washington, DC 20001

Dear Chairperson Hood

I am writing in response to the Zoning Commission's Proposed Rulemaking Z C Case No 14-11 (Text Amendment - 11 DCMR)

This proposed rulemaking would limit pop-ups in the District but would also radically restrict the conversion of residential buildings to condominiums. In most circumstances I support restricting pop-ups, adding additional stories atop existing homes that are not in keeping with the historical nature of neighborhoods is detrimental. However, there should be some provisions made for adding additional stories that fit in to neighborhoods without detracting from their livability and appeal.

I am concerned, though, about other parts of this proposed rule. For example, I believe that existing residences should be able to be converted to ten units without the inclusionary zoning requirement, which is the current zoning regulation. This requirement makes perfect sense in larger scale developments, but puts an undue hardship on homeowners who wish to add to the city's housing stock. The District is in great need of housing for the many professionals who are moving into the city, should an existing residence be converted into multiple units it would make sense for as many 900 square foot units as possible be available for all people to own or rent without restriction by income. Having a fourth unit be available for low- to moderate income individuals would be a hardship on the homeowner and doesn't seem to make the same sort of sense that it does with larger developments.

There are any number of run-down properties or vacant lots in residential areas that could be converted into small-scale apartment or condominium buildings. Provided that these fit into the neighborhood and can add to its character and livability, I believe there should be a clear pathway outlined in these proposed rules that make this possible.

Being a transplant into the District I am very much in favor of their being both ample housing stock and a diverse variety of options for new residents.

Thank you for the opportunity to comment on these proposed rules.

Sincerely,



Dennis Hobb
520 E Street NE #205
Washington, DC 20002

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 303
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