

June 1, 2015

Chairman Anthony J Hood
Zoning Commission for the District of Columbia
441 4th Street NW
Suite 210
Washington, DC 20001

Re: ZC Case No. 14-11

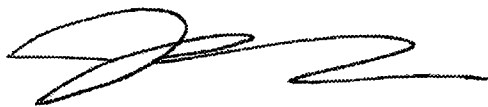
Dear Chairman Hood

As a property owner in Wards 1, 2 and 6 in Washington, DC, I am deeply concerned about the proposed changes to the R-4 Zone District that are currently being contemplated by the Zoning Commission. At this time, however, rather than debate the substantive merits of the proposed new language (which I wholeheartedly oppose), I am focused on the implementation options currently available to the Zoning Commission.

My understanding is that if the Commission takes Final Action on the proposal, the project developer must receive its building permit prior to the Effective Date. Instead, the Commission should apply the new regulations to all projects where a building permit has not yet been filed prior to the Effective Date. This important adjustment will place the onus squarely on the project developer, which is a critical distinction. The current language will lead to extreme consternation regarding the dramatic backlog of building permit applications at DCRA. Certain projects have building permit applications that were filed with DCRA months and months ago. Thus, if the current language remains in place, many interested parties will be investigating whether any delays or mismanagement at DCRA are impacting the ultimate ability of projects to proceed. This will lead to great instability in the Executive Branch that I am sure was not the intention of the Commission in taking up this matter.

Thus, if you plan to proceed with the proposed changes to the R-4 Zone District, I urge you to make this sensible implementation adjustment.

Thank you very much for your consideration.



DR Condos 2014 LLC

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