

Anthony J Hood

Chairman, Zoning Commission for the District of Columbia

Subject ZC Case No 14-11

Dear Mr Hood

Our company is working on a condo conversion project on the school building located at 1851 9<sup>th</sup> St NW  
This is a rebuttal letter to clarify our objections regarding case 14-11

1 It is very inconsiderate for the case to NOT to include any grace/transition period for project that already in process Using our project as an example, it takes around 90 days to go through BZA process similar time frame is needed for historical board, and after all these approvals, the permit process will take 8 months based on the current speed of DCRA Thus a 15 month grace/transition period for residential projects currently in the approval process will allow enough time to fulfil any pending work and paperwork requirements Also, the commission shall be reminded that all contracts/ financial projections and feasibilities of existing projects were based off the rules before the change A major change like this without any grace period will literally kill many projects and in turn many small-medium size developers like us

2 The proposal wants to limit renovation area to 30% or less of gross floor area restricts homeowner rights by not allowing them to build additions to support growing family needs eventually leading to unsafe properties Renovation --- by nature shall change old/ugly/breaking things to new/nice/safe houses

3 Not allowing residential buildings to extend more than 10' past a neighbor's back wall strictly limits property rights of home owners and stops families from adding on additions that allow them to grow in place by having a place their families can thrive in

4 Downsizing R-4 restricts housing supply which limits the District's attempts to escalate access to affordable housing Housing stability is very critical to allow families to reach their full potential More units supplied helps to drive down housing cost, and from the way how current proposal works, it will severely lower number of home supplies, and drive up price, making DC housing even less affordable

5 To be realistic, the proposal to add an IZ unit as the 4<sup>th</sup> unit is not possible from a developer perspective if the pocket is to be profitable And thus there will no 4<sup>th</sup> unit ever built Which will further reduce DC housing supply

Revitalizing of neglected properties in R-4 neighborhoods within our rapidly growing cities helps to change them into affordable and environmentally sound dwellings which offer an exclusive lifestyle and ultimately upgrade the surrounding community and neighborhood We the developers do all the work, and we shall not be penalized for it

Yue Wang

Hollow Creek Investment Group

703-281-6666

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