

May 31, 2015

Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

RE: ZC 14-11

Dear Zoning Commissioners,

I am a long-time resident of the District and am troubled by the destruction of our row house neighborhoods by pop-ups. Our iconic row houses are being converted to condominiums at alarming rates. The unique character of our row house neighborhoods has changed and will only worsen unless the Zoning Commission acts to curb the practice of popping up and popping back row houses.

I do not support allowing conversions of row houses as a matter of right. No more than two units should be allowed as a matter of right. We must preserve our single-family homes for families who want to live in the District. Allowing row houses to be carved into high priced condominiums is not beneficial to the city or to row house neighborhoods. I am shocked at the scale and intrusive nature of some of the row house conversions and am surprised that our government would allow such construction.

The new regulations should be effective immediately. Delaying the effective date would allow further damage to our row house communities.

Thank you for considering my comments and I hope you act quickly to implement these long awaited changes.

Sincerely,



Thomas R. Joseph

ZONING COMMISSION
District of Columbia

CASE NO. 14-11

EXHIBIT NO. 311

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 311

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June 1, 2015

Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

RE: ZC 14-11

Dear Zoning Commissioners,

Please accept this letter as my comment to the proposed zoning changes to limit pop-ups in row house neighborhoods. When I was a little girl I lived in the 16th Street Heights neighborhood of D.C. The row homes in this neighborhood are beautiful and representative of many row houses in the District. It is with sadness that I witness the destruction of these row houses and many others across the District

I support the proposal to reduce the height of buildings to 35 feet and to include a mezzanine as a story. However, I think it is a mistake to allow row houses to be converted to apartment buildings of up to four units as a matter of right. No more than two units should be allowed. Please reconsider your vote and save D.C.'s row house neighborhoods by preventing conversions as a matter of right.

Even though I am against conversions as a matter of right, if allowed, the conditions in proposed section 330.7 should remain. The fundamental ones are the limit on additions, not blocking solar panels and chimneys, and the minimum lot area requirement. There should be no special exception relief for these conditions. Furthermore, the conditions should apply to two-unit condominiums because developers are popping these up as well.

The new rules should be effective immediately. Further delay is unnecessary and unwarranted. The only people who would benefit from delay are developers who want to continue to maximize their profit at the expense of District residents and communities.

Sincerely,


Jacqueline Conaway

May 29, 2015

Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

RE: ZC 14-11

Dear Zoning Commissioners,

Thank you for considering these important changes to the Zoning Regulations to address pop-ups in row house neighborhoods. While I commend you for taking this important step, I do not believe the amendments are sufficient to protect row house communities from pop-ups and conversions.

Allowing matter-of-right conversions of up to four units is not consistent with the Comprehensive Plan or the lower density intent of R-4 zones. The scale of pop-ups often ruins the character of row house neighborhoods and has a detrimental effect on the neighbors, especially those in adjoining row houses. I have seen pictures of pop-ups and would not want to live next door to one. No one seems to consider the property rights of the neighbors who have to live next door to a pop-up, especially pop-ups with enormous rear additions.

Some have claimed that pop-ups create affordable housing. A condominium that sells for north of \$600K is not affordable housing. In fact, pop-ups contribute to the rising price of single-family homes because developers often outbid families who wish to live in a single-family row home. Fewer families are not good for the long-term planning of the District.

I agree with reducing the height of buildings to 35 feet and including a mezzanine as a story. Although I do not agree with allowing conversions as a matter of right, the conditions in section 330.7 is a step in the right direction. The most important condition is limiting an addition to 10 feet past the rear wall of the shortest adjacent row house. If matter-of-right conversions remain, this condition must remain.

Please implement these changes immediately. District homeowners have waited far too long for change.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen Heidel', written in a cursive style.

Karen Heidel