

Dear Anthony J Hood, Chairman, Zoning Commission for the District of
Columbia

Re case 14-11 R-4 zoning changes

I am Mike Wang, manager and member of Anchor Homes LLC As a small developer, I am currently working on a project in Trinidad I am writing this letter in opposition of case 14-11 R-4 zoning changes Some important matters I would like to mention would first be there is no vesting/grace period provision in current proposal Given how long the projects take to start till finish, and contract/engineering/legal work all started way before, and will last a long time, this would be such an abrupt line to be drawn and hurt all developers like us It will more appropriate for a 15 month grace period for projects that are in BZA case or historical review process etc And moreover, major negative effects such as more hazardous and ruined properties and limited homeowners' rights would arise due to the restriction of renovation to 30% or less of gross floor area By implementing the regulation that residential buildings cannot exceed more than 10' past a neighbor's back wall will critically reduce property privileges of homeowners, ceasing and preventing any families from constructing additions that supports them to establish and develop in place By downzoning R-4 this will limit housing supplies in which it represses and hinders the District's efforts to escalate and expand access to affordable housing The experiment of implementing an IZ unit as the 4th unit is highly detrimental and scandalous, because when viewed by a developers perspective any projects that is to be

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conceived would be non profitable, thus causing developers to go out of
commission By imposing these zoning changes this would negatively affect all
the revitalizing work that developers do in R-4 neighborhoods
We developers help DC by providing more housing, more tax revenue and better
communities Please do not pass such a case that is simple hurting our rights
and discourage our efforts

Thanks

Mike Wang

Anchor Homes

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