

## Hanousek, Donna (DCOZ)

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**From:** Schellin, Sharon (DCOZ)  
**Sent:** Thursday, June 04, 2015 1:25 PM  
**To:** Hanousek, Donna (DCOZ)  
**Subject:** FW: Comments on ZC14-11

**From:** Wyatt Boyd [<mailto:wyatt.boyd@gmail.com>]  
**Sent:** Tuesday, May 26, 2015 2:37 PM  
**To:** Schellin, Sharon (DCOZ)  
**Subject:** Comments on ZC14-11

I write in support of the Zoning Commission's proposed rule to reduce the maximum height allowed in certain "pop-up" row homes from 40 feet to 35 feet.

The proposed rule would mitigate the current outbreak of buildings that rise significantly above the rest of the surrounding row houses. Such an incongruity in the height of otherwise complimentary house styles creates an obvious eye sore. It also may negatively impact the value of the homes in the surrounding area or worse, impair the use of surrounding properties, for instance when a "pop-up" extends so high and so far in the back that it walls off the adjacent yards. I can think of multiple examples where "pop-ups" literally block the sun from nearby houses, forever altering how residents can use their porches and yards, ushering in an eternal dimness of sorts. You can imagine that new tenants in such "pop-ups" may not be exactly welcomed with open arms by their neighbors. The proposed rule would not entirely eliminate a "pop-up's" potential to form a blockade between its neighbors and the sun, but it would greatly reduce it.

The recent phenomenon of private development trusts over-paying for historic row homes in historic neighborhoods to flip them in a matter of months, from their historic form into the latest style du jour, is not sustainable and will have significant ramifications for policymakers who continue to cheerlead it. These "pop-ups" appear on the skyline like mutants in an otherwise native landscape. Surely the increased revenue the city may collect as a result of the increase in habitations is not worth irreparable changes to neighborhoods with 100 or more years of architectural history. Accepting such a trade-off, the culture and physical heritage of a place where generations of Washingtonians have lived, for a slight uptick in tax collections or one-time developer windfalls, is not a legacy I would wish on any Commission or Council.

Wyatt Boyd  
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ZONING COMMISSION  
District of Columbia

CASE NO. 14-11

EXHIBIT NO. 337

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District of Columbia  
CASE NO. 14-11  
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