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D.C. OFFICE OF ZONING

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Dear Commissioners,

I recently wrote a letter in opposition to your ruling of the R-4 zoning changes before the commission in case number 14-11.

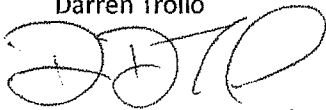
Now that it looks like you are going to enact that re-write I feel you must take a serious look at how you grandfather in the changes. By going back in time you are actually stripping our rights as property owners and not allowing us the proper timeline to react.

The way I read it, For Single Family house, Flats and Existing Apartment buildings: any building permit submitted prior to February 1 2015 "can be carried to completion" But for Conversions the date is still July 17th 2014. Why the difference? does one type of property have more property rights than the other? Do they have different rules they are guided by when it comes to process? Not only do I disagree with the overall "Backdating of the effective date how is it legal and democratic? Look at the precedence that was set prior by DDOE's Green Roof initiative and rule change. Once it was enacted they gave a Grace Period of over a year. What precedence does this set? We will not only change the rules but back date it and take away anything you thought and was legal.

In closing I work for a Real Estate Development Firm and was recently allowed to invest in our projects. We had stopped buying these types of properties due to this re-write with the understanding that the OP would not pull the rug out from under us and postdate the effectiveness of the ruling. I have put a large amount of my families' savings into one project that will be directly affected. Money that was actually saved while I was overseas serving my country to ensure our freedoms and rights are not stolen from us! Please allow for common sense and due process to prevail and if you re-write the rule at least allow the people being affected the proper implementation of the effective date.

Sincerely,

Darren Troilo



ZONING COMMISSION
District of Columbia

CASE NO. 14-11

EXHIBIT NO. 343

District of Columbia
CASE NO. 14-11
EXHIBIT NO. 343