

Zoning Commission
Office of Zoning
441 4th Street NW, Suite 210
Washington, DC 20001

Dear Secretary and Commissioners:

As a recent home buyer of a row house in Washington, DC, I would like to express my support for zoning changes that are under consideration in ZC Case number 14-11. Most notably, I write to request repeal of the provision that currently allows conversion from single-family home to multi-family/multi-unit as a matter of right.

There are three pop-ups so far either planned or under construction within my surrounding communities (1424 Buchanan Street NW, 1444 Taylor Street NW, and 1521 Varnum Street NW). Developers and contractors who have no ties to the neighborhood are flipping these properties and walking away with profits. And what is happening to my neighbors? Cracked foundations, unusable chimneys, loss of ability to make use of solar panels (which were a considerable investment to buy and install), loss of sunlight into windows, etc.

This initial experiment with "pop-ups" has been a disaster in terms of destroying neighborhood character – for example, 1013 V Street NW ("the Monster"). Plus, we have enough issues with storm runoff, sewerage egress, stable electricity supply, not to mention on-street parking, without further stressing existing utility with ad-hoc densification. Note that this is not a "NIMBY" issue for me. I agree that DC needs further densification; just not in R-4 zoned neighborhoods.

Please adopt the planned changes in order to protect owners, residents, and future residents of Park View and our adjoining neighborhoods (Petworth, Lanier Heights, Mount Pleasant) also coping with the predation of "pop-up" developers. Moreover, I am also in favor of even stricter regulations in order to prevent semi-detached row houses from redevelopment.

As a committed, active DC resident, worker, taxpayer, and voter, I ask that you take proper action on this.

Jennifer Holcomb
524 Park Rd NW
jenniferholcomb1@gmail.com
913-233-6954

