

Date: 1/15/2015
Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th St , NW, Suite 2105
Washington, DC. 20001

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Re: ZC Case No 14-11

Dear Chairman Hood and Members of the Commission:

I write in support of ZC Case No 14-11. The proposal needs to go further to further discourage the usage of pop-ups. Pop-ups have increased in the district with alarming frequency, and often times done in a shoddy manner by unscrupulous developers with no respect for neighbors or the neighborhood character. See for example, 160 Adams St NW, which has been "under development" for over 2 years and subject to multiple permit violations, the construction of the pop up has also led to the developer failing to construct brick firewalls on the third floor as required by DC code.

Similarly, the developments also show that there isn't necessarily a strong demand in DC for such developments. The "V street Monster Pop-up" at 1013 V St. NW has remained unsold since it's final construction and remains an eyesore for the neighborhood.

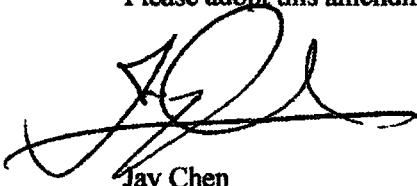
These pop-ups have also shown that they are dangerously underregulated as they impact the well-being of the neighbor's homes such as covering up the chimneys of the neighboring houses (<http://www.wjla.com/articles/2014/10/d-c-family-says-neighbor-s-pop-up-house-is-ruining-their-home-108596.html>) and also covering up the solar panels of neighboring houses (http://www.washingtonpost.com/local/its-pop-ups-vs-solar-panels-on-shepherd-street-nw-in-columbia-heights/2014/07/20/ae8f9f56-0dd8-11e4-b8e5-d0de80767fc2_story.html)

This amendment has the potential to stop these ugly buildings from continuing to multiply in our city. It will prevent developers from turning single-family homes into monstrosities that can ruin the look of an entire block. It will not, however, prevent homeowners from adding an additional story to their homes, if they need additional room.

I suggest that you move forward with the amendment, but also make it stronger by further requiring that pop-ups after the new amendment have requirements that:

- 1) Keep the façade of the street facing pop up wall in line with the other materials of the other houses on the street.
- 2) If a turret or parapet is on the roof, require the maintenance of the turret/parapet by requiring developers to keep the turret intact and setting the pop-up behind the turret, away from the street line
- 3) Implement further regulations to ensure that neighbor's structures and developments (such as solar panels) are not impacted.

Please adopt this amendment.



Jay Chen
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ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 47
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