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437 Irving St NW.
Washington, D C 20010

January 14, 2015

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

RE Case No 14-11

Dear Sir or Madam:

I am a five-year owner-resident of the District of Columbia. I would like to express my support for the amendments that are being proposed under ZC-14-11. In particular, I am in support of the provision that will not allow a single-family home to become a multi-family/multi-unit dwelling as a matter of right.

The city has been undergoing a wave of change over the last few decades. The wave has picked up and the changes are evident in the number of new businesses and new construction in general. However, our residential neighborhoods (which in some cases have existed for a century or more with single-family row homes) are in danger of being replaced with high-density, high-use dwellings. Our neighborhoods do not have adequate infrastructure or city services to support this growth. In addition, our single-family, attached row houses (one of which I own) supports an organic growth of families and neighbors. Current zoning promotes over-population, and a drain on resources.

I have witnessed the construction of several new pop-ups, as well as old row-houses converted into multi-unit dwellings in my neighborhood. This does not encourage good growth of the neighborhood. Most of those who purchase these properties buy them either to make a quick profit, or rent to individuals who do not have a stake in making our neighborhood better for the future. Those of us who have invested in single-family dwellings have an interest in seeing more families and more permanent residents move in with the intent of adding to the culture and fabric of our neighborhood.

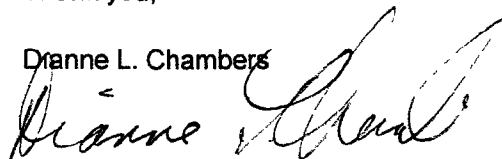
Our neighborhood is zoned as R-4, and the other concerns I have with allowing multi-unit/multi-family dwellings include - not enough resources for trash pick-up, the potential for more rats to proliferate, and environmental concerns.

Last, this type of construction will artificially inflate our housing costs by pricing new units at a "luxury" housing rate. This will drive up our housing taxes and keep families with moderate incomes from purchasing in our neighborhood.

Again, I wish to express my support of the amendments being proposed. It is in the best interest of our neighborhoods and the city in general.

Thank you,

Dianne L. Chambers



ZONING COMMISSION
District of Columbia

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ZONING COMMISSION
District of Columbia
EXHIBIT NO. 51

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