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District of Columbia Association of REALTORS®
500 New Jersey Avenue, Suite 310, Washington, DC 20001

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

January 15, 2015

Re: Zoning Commission (ZC) Case No. 14-11

Dear Chairman Hood and Members of the Zoning Commission

This letter is being submitted on behalf of the District of Columbia Association of REALTORS® (DCAR) — representing nearly 2,600 REALTORS®, property managers, title attorneys and other real estate professionals licensed in DC. DCAR is responding to the Office of Planning's proposed amendments to the District Zoning Code on development in R-4 Zones as detailed in the Public Hearing Notice for ZC Case No. 14-11

Overall, REALTORS® believe DC's Zoning Code is a critical housing tool which must strike a balance between modernization, maintaining quality communities, while allowing market forces to generate local growth and economic vitality. DCAR appreciates the Commission considering how the landscape of the District is affected by properties that are developed from single family homes into multiple unit residences. At this juncture, however, we firmly maintain the soundness of such development has not been thoroughly evaluated, nor had the proper public dialogue, and *DCAR would like it reflected on the Commission's official record that we are currently holding a neutral position*

DCAR believes a thorough public hearing process will allow the Zoning Commission to more carefully review how the proposed amendments may affect future of development in the R-4 Zone District from a variety of stakeholders. We would like to reserve the right to reevaluate our position in the future upon hearing from those communities directly impacted by such development. DCAR is confident the Commission will only enact any new zoning regulations or amendments that benefit all of the District's diverse residents, businesses and neighborhood organizations.

Sincerely,
Edward R. Krauze

Chief Executive Officer, DCAR

ZONING COMMISSION
District of Columbia

CASE NO. 14-11
ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 66

January 15, 2015

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Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th St , NW, Suite 2105
Washington, DC 20001
bzasubmissions@dc.gov
zcsubmissions@dc.gov

RE: ZC Case No 14-11

Dear Chairman Hood and Members of the Zoning Commission

I write in opposition to ZC Case No 14-11 (Proposal) I fail to comprehend why the District of Columbia (District) would willfully limit density in a large part of the city that also happens to be transit / metro friendly and adjacent to the central business district If anything, the R-4 zoning area at issue should be even denser

The Proposal's purpose appears to be to appease District residents who refuse to acknowledge that the District is a growing city that requires additional housing These residents primary concern appears to be aesthetic – that “pop ups” and “pop backs” are ugly and that they ruin “the look of an entire block ” These concerns are trivial and meritless

The District needs new housing The District needs affordable housing The solution to a housing shortage is not to downzone an entire area of the District and prevent housing and density Instead, the solution is to increase housing, and increase density, so that all people, regardless of their socioeconomic background, can afford to live near the central business district. The Proposal seeks to exclude anyone who cannot afford an \$800,000 00 + house from the R-4 zoning area

I urge you and the Zoning Commission to reject this provincial and unnecessary Proposal, as well as the trivial and childish objections to aesthetics, and instead commit yourselves to increasing housing density within the R-4 zoned areas of the District

Sincerely,

/s/ Daniel L. Garry
Daniel L. Garry
716 Kentucky Ave SE
Washington, DC, 20003
Dlg569@gmail.com

ZONING COMMISSION
District of Columbia
CASE NO 14-11
EXHIBIT NO 65