

Case No. 14-11
Sanjay Bajaj

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D.C. OFFICE OF ZONING

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- If the concern is "pop ups", that can be addressed by lowering the height to 35 Feet. Don't kill the value of R-4 properties by discouraging development. Doing so will result in current owners losing value of their homes.
- Rest of the rules for R-4 zoning shall be as is since everything else is already covered in the current zoning regulations.
 - R4 minimum lot requirements is 900 square feet per lot
 - Maximum lot occupancy of 60 percent
 - Minimum one parking for every two condos.
- The above rules protect neighboring properties, but still satisfy DC's current housing shortage. There should be no reason to change the by right conversion as it will discourage developers to develop outskirts of DC and this will have a huge negative effect on DC's property values, housing density, and discourage others to move in to DC due to high number of abandon or blighted properties.

ZONING COMMISSION
District of Columbia

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EXHIBIT NO. 70
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