

1/15/2015

2015 JAN 15 PM 2:34

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

Re: ZC Case No 14-11

Dear Chairman Hood and Members of the Commission:

I write in support of **ZC Case No 14-11**. In fact, I would like to see the proposal go even further to help prevent "pop up" additions from turning our city's residential neighborhoods into a joke and a city planning nightmare.

Ugly pop ups are sprouting like mushrooms across the District. Out of town developers are racing to buy and convert single-family homes into million-dollar, luxury condos or apartment houses. This type of development does not help our city's housing shortage or need for affordable housing. Adding one or two more units to what was a single-family home does not come close to addressing the city's need for more housing.

Furthermore, the structural issues that these pop-ups pose are a threat to public safety and property owner rights. Many of these pop-ups, despite DCRA's regulations, are constructed shoddily of non-fire rated materials and encroach on their neighbor's party wall, therefore preventing the neighbor from building his own pop-up.

This amendment has the potential to stop these ugly and unsafe buildings from continuing to multiply in our city. It will prevent developers from turning single-family homes into monstrosities that can ruin a block and take their neighbor's property. It will not, however, prevent homeowners from adding a reasonable and safe addition to their homes, if they choose.

Please adopt this amendment.



Lauren O. McHale
913 3rd Street, NE
Washington, DC 20002
317-459-8973

ZONING COMMISSION
District of Columbia

CASE NO. 14-11

EXHIBIT NO. 83

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 83

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January 15, 2015

2015 JAN 15 PM 2:32

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

Re: ZC Case No 14-11

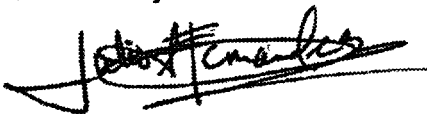
Dear Chairman Hood and Members of the Commission:

I write in support of ZC Case No 14-11. In fact, I would like to see the proposal go even further to stop unsightly "pop ups" and "pop backs."

Ugly pop ups are sprouting like mushrooms across the District. Developers are racing to buy and convert single-family homes into million-dollar condos or apartment houses

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, which has an economic impact on the city's housing market. It will not, however, prevent homeowners from adding an additional story to their homes, if they need additional room.

Please adopt this amendment.



Julio A. Fernandez
1416 Buchanan Street, NW
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ZONING COMMISSION
District of Columbia

CASE NO. 14-11
EXHIBIT NO. 84

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2015 JAN 15 PM 2: 32

Date 15 January 2015

Chairman Anthony Hood

District of Columbia Zoning Commission

441 4th St , NW Suite 2105

Washington DC 20001

Re ZC Case No 14-11

Dear Chairman Hood and Members of the Commission

I am very much in favor of limiting the conversion of single family homes into multi-unit condos, which is already changing our residential section of the city

However I am opposed to any changes that go further than the current amendment. As a district resident and homeowner with several children, I can see first-hand the need for homeowners to be able to add space to small houses. Many DC neighborhoods, like ours, will benefit greatly from having families to stay in the city and not move to the suburbs for more space as their children grow up. We hope to stay in the city to raise our kids and appreciate the investment the DC government (and tax payers) are making in the schools to make that a possibility and we also hope that zoning rules will also be established to recognize the space needs of today's families.

To summarize, please

- limit the conversion of single family homes to multi-family condos
- **Do not change the right to add space on in the rear or on top of existing homes as currently exists**

To me, the height reduction from 40 to 35 ft does not seem necessary. A limit of three above ground floors and a basement seems like it would be sufficient but since I don't understand as well what 40-to-35 gets I'll defer to the commissions judgment.

I write in support of ZC Case No 14-11. Please adopt this amendment.

SIGNED

Charles Hayes
1624 Massachusetts Ave SE
Washington, DC 20003
(703) 629-6238

ZONING COMMISSION
District of Columbia

CASE NO. 14-11
EXHIBIT NO. 85