

Case No 14-11
Sanjay Bajaj

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To Whom It May Concern

I am writing you to express my concern regarding the elimination of row house conversions to multi-family dwellings in the R-4 district. I ask that you do not diminish the value of R-4 properties by discouraging development. Doing so will result in current owners losing value of their homes.

If the concern is "pop ups", that can be addressed by lowering the height to 35 feet. The rest of the rules for R-4 zoning should remain 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 tremendous negative effect on DC's property values, housing density, and discourage others to move in to DC due to a high number of abandoned or blighted properties.

Regards,

Hassina Sayeed

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 90
District of Columbia
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