

November 24, 2014

Mr. Anthony Hood, Chairperson
Zoning Commission of the District of Columbia
441 4th Street, NW, Suite 220-S
Washington, DC 20001

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Re Case Number 14-13

Dear Mr. Hood and Zoning Commission Members:

Please note I am a resident of Elm Garden Apartments, 7050 Eastern Ave NW, Washington, DC 20012. I write in **strong opposition** to the D.C. Office of Planning Text Amendment regarding Rooftop Penthouse Regulations (Case Number 14-13).

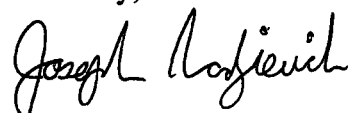
As I understand it, this text amendment is extremely damaging to low-density neighborhoods like my own neighborhood. I live in a building which is a very modest three story structure garden apartment. My building is adjacent to the Takoma Metro station where there is a planned development in progress which my neighbors and I are already very concerned about. Where the current zoning regulations require this adjacent development to be limited in height and more compatible with the surrounding neighborhood, this text amendment could result in a substantially taller and larger structure as a matter of right. This is particularly disconcerting because my neighbors and I are now adjacent to a wonderful public green space which would be destroyed by the planned Takoma Metro development. In addition to losing this valuable public green space, this amendment would result in an even more massive and invasive structure.

This proposed text amendment is a radical revision of the District's zoning regulations. It seems very unusual to me that the Zoning Regulations Rewrite (ZRR) process allowed for several years of public input but this change is being jammed through in a very short period of time. Why is there such a rush to push through a change which will radically reshape our communities?

My recommendation is for the Zoning Commission to **VOTE NO** on this proposed amendment. Further, I recommend that the Zoning Commission return this amendment proposal to the Office of Planning and require the Office of Planning conduct an extensive public outreach effort. Such a public outreach effort is lacking right now and it is necessary to better educate the public and get their input on this amendment. Public input could result in very helpful revisions to this amendment which will ensure it serves the public interest. The amendment should not be returned to the Zoning Commission until there has been significant public input and substantive revisions to the amendment.

Thank you for considering my concerns regarding this matter.

Sincerely,



Joseph Radzевич
7050 Eastern Ave NW,
Washington, DC 20012

ZONING COMMISSION
District of Columbia
CASE NO. 14-13
EXHIBIT NO. 31
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