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November 21, 2014

Anthony Hood, Chairman
D.C. Zoning Commission
41 4th. Street N.W. #220-S.
Washington, D.C 20001

Dear Chairman Hood:

I oppose a proposal to add up to twenty feet in height to penthouses. If adopted, even a 10-foot height increase will have a negative impact on my neighborhood in Takoma, DC and elsewhere in the city

Takoma has areas, including Georgia Avenue, Eastern, Blair, Carroll, and 4th Street, and around the Takoma Metro Station that could see new apartment and mixed-use buildings where allowable heights could increase from 40 or 50 feet as a matter of right, depending upon the zone, to up to 85 feet in a Planned Unit Development project. There is nowhere in Takoma where 85 feet height is appropriate.

You will hear arguments that neighbors are protected in the Planned Unit Development (PUD) process because Advisory Neighborhood Commissions and residents will be able to participate in the decision-making process. However, as you know, the PUD process is complex and residents go up against developers and their lawyers and must invest a great deal of time and money to prevail.

One of the proposal's most detrimental elements would permit rooftop bars and restaurants, in addition to stores, housing and offices to locate on the roof. I think that most people will be very upset to learn that this will be possible for the first time

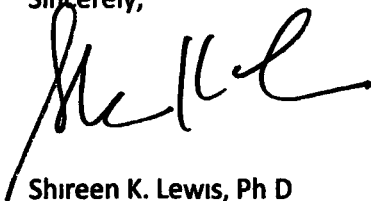
There are many churches within my residential neighborhoods and I also urge you to exclude them, along with schools and other institutions, from new height limits

Many areas in Takoma and elsewhere are not covered by historic preservation regulations, which means that we really will have little control over the design of these new, significantly taller structures

This proposal will effectively convert moderate-scaled buildings of three to five stories into medium-density, or five to eight-story buildings. Such an increase will produce a major change in the character of our neighborhood

Please reject

Sincerely,



Shireen K. Lewis, Ph D

ZONING COMMISSION
District of Columbia
CASE NO. 14-13
EXHIBIT NO. 49
ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 49