

Date: March 15 2015

Mr. Anthony J. Hood
Chairman
Zoning Commission for the District of Columbia
441 Fourth Street NW, Suite 2105
Washington, DC 20001

Re: Zoning Commission Case No. 14-20, Map Amendment for Square 1070

Dear Chairman Hood and Members of the Commission:

I write in support of Zoning Commission Case No. 14-20, Map Amendment for Square 1070, to change the zoning from C-2-A (commercial) to R-4 (residential) for fourteen lots (Lots 38, 39, 73-76, 80-86 and 94) within the northwest portion of Square 1070. I live within the impacted area.

The current C-2-A designation for the northwest portion of Square 1070 is not consistent with the residential nature, scale, and density of the neighborhood. Square 1070 is unusually divided; the eastern half of Square 1070 is currently zoned R-4, while the western half is zoned C-2-A. However, the nature of the actual use of the *entire* square is primarily residential and the scale and density are reflective of R-4 zoning. The northwest quadrant of Square 1070 is currently used *only* for residential use, and has been this way for almost twenty-years. While there may have been historic, commercial use of Square 1070 dating back to the early 1920s due to its adjacency to Car Barn, over time the commercial use on Square 1070 diminished and was completely extinguished within the northwestern portion due to the closing of the Car Barn as a working railyard in the early 1960s and its re-zoning, re-development, and conversion to residential condominiums in 1978. Both the historic and more recent structures present on the northwest quadrant of Square 1070 – 13 two or three story rowhouses – have never achieved a C-2-A density or height, but instead are reflective and nearly identical to the structures in adjacent R-4 designated squares.

The proposed Map Amendment is in the best interests of the neighborhood. It is consistent with the 2006 Comprehensive Plan, will preserve the integrity and maintain the scale and density compatible with this neighborhood. This proposal is supported by ANC6A and the other residents of the impacted properties. See Cover Letter and Statement in Support from ANC 6A, dated October 14, 2014; Petition in Support from Homeowners on Square 1070.

The zoning for the northwest quadrant of Square 1070 needs to be corrected and I support the proposed amendment.

Sincerely,

Alex Molini
4 25 15th St NE

Molini Family

ZONING COMMISSION
District of Columbia

CASE NO. 14-20

EXHIBIT NO. 51

ZONING COMMISSION
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CASE NO. 14-20
EXHIBIT NO. 51