

Leach, Deonte (DCOZ)

From: Jessica Beels <jbeelsdesign@gmail.com>
Sent: Monday, March 21, 2016 10:40 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Support for 15-09

RECEIVED
D.C. OFFICE OF ZONING
2016 MAR 21 AM 10:58

Hello, my name is Jessica Beels, and I have been a resident of Lanier Heights for 22 years.

I am writing in support of the R-4 rezoning of Lanier Heights. I believe that R-4 gives home owners in the neighborhood plenty of room for developments and reasonable growth (still allowing for renovation and even subdivision of rowhouses) without encouraging opportunistic developers to squeeze the maximum square footage into rowhouse plots. These developers, mostly from outside the neighborhood and looking to make a large profit, have no interest in the neighborhood character and no interest in living here, so their approach often avoids proper consultation with neighbors. Many recent developments, especially drastically converted row houses, have stretched the interpretation of the zoning regulations to maximize square footage of the renovated space without regard for how this will affect their neighbors' property, often causing damage during the extreme renovation process, affecting the value of the neighbors' properties, and raising tension in an otherwise congenial and united community.

Lanier Heights already has a wide variety of housing options that accommodate the diverse range of residents - large and small apartment buildings and row houses, both divided into smaller apartments and single-family homes. This diversity is part of the neighborhood's charm and what makes this a vibrant community.

The comprehensive plan supports rezoning of Lanier Heights, so I am submitting this letter in favor of it.

Thank you for your attention

Jessica Beels
1781 Lanier Place, NW
Washington, DC 20009

ZONING COMMISSION
District of Columbia
CASE NO. 15-09
EXHIBIT NO. 102
District of Columbia
CASE NO. 15-09
EXHIBIT NO. 102