

**Leach, Deonte (DCOZ)**

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**From:** Denise Albanese <denise.albanese@gmail.com>  
**Sent:** Sunday, March 20, 2016 11:48 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** support for 15-09

To the Zoning Commission:

I write to give my strong and unqualified support to the effort to rezone Adams-Morgan's Lanier Heights. Like almost **everyone** I know in the blocks around Lanier Place where I have lived for over 22 years, I believe our neighborhood has already achieved an optimal balance between multifamily and one-family homes. Any more development and the historical character of the neighborhood risks being eclipsed by faceless developments that turn the immediate area around my small 1910 coop into an outpost of 14th St NW. The neighborhood is already densely populated and our quality of life has been adversely affected by unbridled development--endless construction noise, dirt, loss of parking and shut-off of utilities without notice have been commonplace for some time, with no end in sight given the ridiculous pace at which the teardown near the fire house has progressed--or not progressed. A little growth over time is fine and desirable since no city neighborhood can and should stand still, but my block--the 1700 block of Lanier--has seen more than its share.

Lanier Heights has longed welcomed all newcomers, but it also has a long history of balance. And to speak historically, it is in keeping with the comprehensive plan for the area to downzone, so the request for 15-09 is timely as well as much wanted.

I want to close by stressing that as a longtime resident of the area who speaks often to tons of people, both newer residents and longtime ones, I know of only one person in favor of keeping the current zoning designation. **One.** Signs in favor of downzoning are everywhere on my street, among both newcomers and older neighborhood types. There is overwhelming support for downzoning on Lanier Place, and I hope the Zoning Commission will listen to residents rather than developers and speculators.

Thank you for your attention.

Sincerely,

Denise Albanese  
1789 Lanier Place NW, Apt 4

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District of Columbia  
CASE NO. 15-09  
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EXHIBIT NO. 106  
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