

Zoning Commission Case 15-09

Open Letter regarding Lanier Heights Zoning

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2015 APR -9 PM 12:34

Dear Commissioners

Our homes are much more than just an investment. Our homes are where we live, and we love living in Lanier Heights. But home ownership is, in fact, a major investment. For many of us it is the largest investment of our lifetimes.

On Argonne Place, several single family town homes are being converted to condos. Despite these projects, one house on the block sold recently – not to a developer but to new owners who will become new neighbors.

The house sold for more than \$900,000 – over \$380 per square foot – including 820 square feet below grade. If the new owners should decide to add one thousand square feet of living space, they will increase their home's value by \$380,000.

There are more than one hundred fifty single family town homes in Lanier Heights, each one is easily worth one million dollars or more, due in no small part to current zoning rights.

We really are a neighborhood of real estate millionaires.

But some of our wealthiest neighbors want to drastically reduce current zoning rights – reducing the value of every town home in Lanier Heights. They want to give up *tens of millions of dollars* in neighborhood home value, including *more than five million dollars* belonging to neighbors who remain *very strongly opposed to downzoning*.

Five million dollars taken from neighbors, against their will, by force of law.

Now these owners of million dollar homes have received a waiver for the filing fee on this case. These one hundred neighborhood millionaires are not willing to pay \$162.50 each for the normal administrative costs of processing their proposal. This action adds insult to the financial injury that every home owner will suffer if the Zoning Commission agrees to amend the map of Lanier Heights.

We believe those who are so eager to take so much value away from their neighbors should be required to pay the relatively minor amount represented by the Zoning Commission's fee.

Ronald Baker

Ronald Baker
Lanier Heights home owner
Neighbors Against Downzoning

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EXHIBIT NO. 10
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