

Leach, Deonte (DCOZ)

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From: Christof Rotten <crotten2@gmail.com>
Sent: Monday, March 21, 2016 1:03 AM
To: DCOZ - ZC Submissions (DCOZ); Hanousek, Donna (DCOZ)
Cc: AdamsMorgan@yahoogroups.com
Subject: Support in Case 15-09

Dear Zoning Commissioners,

During the 7-year ZRR process, the Office of Planning was not directed to act according to the Comprehensive Plan Implementation Element (Chapter 25). This has hurt our historic and human-scale DC neighborhoods, including in Adams Morgan.

According to the Comprehensive Plan, to help identify what neighborhoods are under attack by overdevelopment, the Office of Planning, Office of Zoning, and OAG were to prepare "immediate" guidelines which indicate which zone districts are "clearly consistent", "potentially consistent", and "clearly inconsistent" with each Comprehensive Plan Land Use Category. See Comprehensive Plan Policy IM-1.3.B: Comp Plan / Zoning Correspondence table.

Further, the Implementation Element clearly references the "short-term" goal of "Residential Rezoning" as that now being requested for the Lanier Heights community in Adams Morgan.

See Comprehensive Plan Policy LU-2.1.C: Residential rezoning.

Provide a better match between zoning and existing land uses in the city's residential areas, with a particular focus on: blocks of well-established single family and semi-detached homes that are zoned R-3 or higher; blocks that consist primarily of row houses that are zoned R-5-B or higher; or historic districts where the zoning does not match the predominant contributing properties on the block face. In all three of these instances, pursue rezoning to appropriate densities to protect the predominant architectural character and scale of the neighborhood.

Historic communities and many residential districts are overzoned right now in comparison to the expectations of Future Land Use Map and Comprehensive Plan policies.

Without the government action referenced in Chapter 25 of the Comprehensive Plan, we are witnessing the fracturing of our neighborhoods with blowout projects that are significant alterations to the prevailing fabric of established DC communities. Without the zoning regulations being adjusted, including downsizing, the developers seeking pure profit are abusing the intent of the zoning regulations and our neighborhoods.

Lanier Heights is over zoned right now and the regulations need adjustment. Zoning Case No. 15-09 attempts to correct this issue and it makes sense to approve this request post-haste.

This should have happened 10-years ago according to the Comprehensive Plan as shown above.

Chris Otten
16-year Adams Morgan resident
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PS: The DC Council passed the Comprehensive Plan as a DC Law in 2006.

ZONING COMMISSION
District of Columbia
CASE NO. 15-09
EXHIBIT NO. 108
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