

**CASE 15-09 • PUBLIC HEARING TESTIMONY • MARCH 21, 2016**

Chairman Hood, Vice-chair Cohen, Commissioners Turnbull, Miller and May:

My name is Ronald Baker. I want to express my gratitude to Director Bardin, Ms. Schellin and the staff of the Office of Zoning for their help in bringing our photo surveys of Lanier Heights to the case file. The paper files with color images show the neighborhood in detail; digital files allow you to zoom in on maps and pictures.

These images (in exhibits 56 through 62) show a mixed commercial - residential area in one corner of Adams Morgan, defined by three dozen medium to large apartment buildings, several smaller apartment houses, and about 14 dozen row houses. Two dozen of these row houses are zoned commercial, the others R5B. Fewer than a dozen row house condos exist; another half dozen are uncompleted projects awaiting BZA rulings.

By generous estimates, only 12% to 14% of residents live in "single family" row houses, an average of four people per dwelling. More realistic estimates place average household size at two or three, with children present in only 10% of households.

Almost all residents of Lanier Heights live in apartment buildings, except for a small percentage in the "single family" row homes already mentioned and about one percent who live in fewer than a dozen row house conversions.

Applicants say R5B destroys family housing. But R4 won't reserve row houses for families: most of our "single family" row houses almost match R4 limits right now, but few large families choose to live in them.

All of us have emotional attachments to our homes and strong feelings about Lanier Heights. Applicants say the neighborhood can only be saved by rezoning. We think downzoning is a bad idea, both for today's residents and tomorrow's new neighbors.

Thank you for your time and attention.

*Ronald Baker*

Ronald Baker  
1620 Argonne Place NW  
Lanier Heights resident since 1989  
Home owner since 2002

***See page 2 for list of exhibits containing photo surveys of Lanier Heights***

ZONING COMMISSION  
District of Columbia  
CASE NO. 15-09  
EXHIBIT NO. 121  
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EXHIBIT NO. 121

# **PHOTO SURVEYS OF LANIER HEIGHTS**

## **260 Recent Color Photos Document Our Neighborhood**

### **ANDREW LEBOEUF: EXHIBIT 56**

Letter from owner of row house condo + photo survey of Lanier Place.  
*Includes photos survey of a Lanier Place apartment house block.*

### **LOU CAPANNELLI: EXHIBIT 57**

Letter from row house home owner + photo survey of Lanier Place.  
Shows the block of Lanier Place not surveyed in Exhibit 56.

### **RONALD BAKER: EXHIBIT 58**

Letter from row house home owner + photo survey of Argonne Place.  
*Includes photo survey of Adams Mill Road.*

### **KEN RUBOTZKY: EXHIBIT 59**

Letter from former row house home owner + photo survey of apartments.  
Shows Lanier Heights defined by a circle of apartment buildings.

### **NICOLAS & ELIZABETH MAKRIS: EXHIBIT 60**

Letter from row house home owners + photo survey of Lanier Place.  
Home owners face off on opposite sides of Lanier Place.  
*Includes photo survey of 18th Street row houses in Lanier Heights.*

### **ROBERT CORCORAN: EXHIBIT 61**

Letter from row house home owner + photo survey of Ontario Place.  
*Includes photo survey of Square 2586: THE ONTARIO.*

### **JACKIE GREENBAUM: EXHIBIT 62**

Letter from row house home owner + photo survey of Ontario Road.  
*Includes photo survey of Quarry Road apartment blocks.*