

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

Before the Zoning Commission votes on the final rule making on Case 15-09, we ask you to consider the following compromise:

<b>CASE 15-09: LANIER HEIGHTS ROW HOUSE ZONING LIMITS (MATTER-OF-RIGHT)</b>				
	<b>LANIER HEIGHTS ZONING LIMITS (SINCE 1958)</b>	<b>R-4 ZONE LIMITS AT DATE OF APPLICANTS' MAP AMENDMENT FILING IN CASE 15-09</b>	<b>LANIER HEIGHTS COMPROMISE ZONE</b>	<b>R-4 ZONE LIMITS UNDER CASE 14-11 EXCEED APPLICANTS' PROPOSALS MADE IN CASE 15-09</b>
<b>ZONE</b>	R-5-B	R-4	R-4 / LH	R-4 (Post 14-11)
<b>MAXIMUM HEIGHT LIMIT</b>	50'	40'	40' (50' by special exception)	35' (40' by special exception)
<b>REAR YARD SET BACK</b>	15'	20'	20' (15' by special exception)	20'
<b>MAXIMUM DWELLING UNITS</b>	No maximum	1 dwelling per 900 square feet total lot area	Three dwellings (four by special exception)	1 dwelling per 900 square feet total lot area
<b>MAXIMUM LOT OCCUPANCY</b>	60%	60%	60%	60%
<b>MAXIMUM "POP-BACK" LIMITS</b>	None	None	10 foot maximum limit beyond existing structures, more by special exception	10 foot maximum limit beyond existing structures

Compromise solutions were requested both by the applicants and by ANC1C Chair Simpson in 2014, prior to ANC1C officially signing on to Case 15-09 as co-applicants.

In response to these requests, we offered several compromises, in writing, at the ANC1C Special Forum on Lanier Heights Zoning (November 18, 2014).

After insisting upon compromise offers from their opponents, the applicants and ANC1C never responded in any way to the proposals offered, or made any counter-proposals of their own. Applicants (and ANC1C) have never budged from their initial demands.

We believe the commission has the authority to implement these compromises for Case 15-09. In the interests of fairness to the 50% of Lanier Heights row home owners who have not offered support for the proposed map amendment, in recognition of the neighborhood's long history as predominantly one of residential apartments, condos and co-ops, and in hopes of bringing this contentious issue to a final conclusion acceptable to everyone involved, we urge the commission to adopt this compromise.

Sincerely,

*Ronald Baker*

Ronald Baker,  
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Lanier Heights resident since 1989  
Home owner since 2002

submitted June 9, 2016, on behalf of Lanier Heights Neighbors Against Downzoning.