

Proposal to ANC1C to rezone Lanier Heights to R-4

Submitted by: Denis Suski
dssuski@gmail.com
1706 Lanier PL NW
Washington, DC
20009

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Proposal to re-zone Lanier Heights to R-4

Residents of Lanier Heights listed herein are seeking a re-zone of the row home blocks and lots from an R-5-B designation to R-4. It is the hope and intent of this re-zoning to curb the re-development of these homes into condominiums. The objective of this submission will be to show the current issues at hand in Lanier Heights and seek approval and support from the ANC. The area of Lanier Heights that we propose to rezone is described in detail on page 17 below.

We appreciate the ANC hearing our plea and supporting this proposal.

We have signatures from 99 out of approximately 165 affected properties, 60% of the affected residences. Our rezoning proposal is consistent with DC's Comprehensive Plan for our area.

Introduction to re-zoning

Lanier Heights' row houses are being threatened. In the last two years, over half-a-dozen single family row houses have been purchased by developers who have built "pop-up" condos, altering existing façades, expanding the higher structure to the backs of lots, and creating up to eight condominium units. This rapid development is changing the look and character of the neighborhood, reducing homes for families, invading privacy, and crowding neighboring yards and houses.

These pop-ups also frequently don't include enough parking spaces, resulting in more cars on our already packed streets. As the neighborhood's density rapidly increases, so will demand for on street parking that is already at capacity.

Because of Lanier Heights' R-5-B zoning designation, there is no designation for the maximum number of units allowed on each lot. Because of this, some row homes in Lanier Heights now have eight units where there was once a single or two family home.

Re-zoning to R-4 would impose a maximum limit of two units allowed on each lot. The intention of placing this limit is to discourage developers from purchasing single family homes at inflated prices, with the sole purpose of breaking them up purely for profit, while preventing families, with or without children, an opportunity to live there. This will enable Lanier Heights to retain its diversity of housing stock and allow the neighborhood to conserve and retain its remaining single-family homes.

As we lose the qualities that make our neighborhood and homes what they are, the high prices that developers are offering will disappear. We need to stop the destruction of these homes if we want to save this community, the homes and their values.

Problems and concerns with the current R-5-B zoning

One of the immediate concerns that many communities across the city, including Lanier Heights, have is the impact on the aesthetics of the neighborhood. Developers frequently do not take the current architecture of surrounding neighborhood homes, apartment buildings and condominiums into account during the design and construction of their pop-ups.

The foremost objective of developers that are coming into Lanier Heights is to generate profit. This, of course, is completely logical; these developers are businesses and want to make money. There is nothing wrong or illegal with this, the problem lies in the fact that although this may be the foremost objective, for the majority of developers it is their only objective.

Pop-ups frequently alter the skyline and aesthetics of row house neighborhoods to accommodate additional units. There is no concern for how the building up and back of these condos will affect someone else's view, light or air. One of the unique features of Lanier Heights' row homes is their large rear yards. This is not only a characteristic that home owners and potential buyers have come to appreciate, especially inside of the city, but the developers have seen how they can maximize their profits by building over this green space. As seen in the example below, there is clearly no regard for this neighboring home's yard, light or trees.



1726 Lanier PL, continued, literally. The neighboring home at 1724 is almost not visible. In this case, the exposure was actually increased so that 1724 could be seen.



A before photo of the amount of light and open space available to both homes.



1726 and 1724 Lanier, both visible and in alignment.

In the above examples this developer, Capital City Real Estate, has chosen to build into the rear yard of where this home once stood. Squeezing as many possible units onto this lot will negatively impact the neighborhood in a number of ways.

Parking

First, is the issue of parking. Although information is not publicly available at this time regarding parking, there will most likely be only 2 or 3 parking spaces available to these 8 units. This was the case with another CCRE property, 1793 Lanier PL NW, which also contains 8 units and has only 3 parking spaces. As more units are built in Lanier Heights without adding additional parking, our already over-crowded streets will continue to worsen. Due to our proximity to the Zoo and 18th street, finding a parking space, even on a Saturday afternoon, can be a half hour long challenge.

Green space and open air

Because CCRE has chosen to pack 8 units into a single family home that once contained a basement apartment, they must do so at the neighboring home's expense. 1724 Lanier PL (to the right in the photo above) is losing the light and air that they once had for their yard and trees. Also affected is the rear view from the homes on Ontario RD NW that are facing this building. They stand to lose light and any view of trees and other greenery in the rear yards of homes on this block.

Row homes are not the only properties to be affected by this type of over-development. As seen in the image below, residents in The Lambert condominium building at 1791 Lanier PL NW have lost light, air and any views that they once had from their balconies.



Front yards and streetscape

Rear yards are not the only green-space that stands to be lost in Lanier Heights by the continual re-development of homes into condos. The front yards of the homes throughout Lanier Heights are also at risk. Almost all of the homes throughout this neighborhood have front yards incorporating gardens, shrubs, flowers and trees. Once a row home has been converted into condos, new requirements for additional and basement entryways need to be constructed. Typically, the means by which this is achieved is through the removal of these front yards. This is not always the case, however when it does, typically only a fraction of these yards and gardens remain as shown on the following page.



Typical of Lanier Heights are the gardens plentiful of flowers and trees, adding to the City's landscaping.



The above photos display what little remains of these front yards once they've been removed to build stairs and additional entryways.

Structural Damage

Beyond the aesthetic and exterior changes that are brought about as Pop-ups and Pop-backs are built, the demolition and destruction involved in gutting basements, floors, walls and roofs puts an undeniable risk to the foundation and walls of neighboring homes.

Most of the homes in this neighborhood are approaching or have gone beyond 100 years in age. These buildings have proven to be solid and stood the test of time, however that could all come to an end as bulldozers and bobcats break through brick and concrete in the foundations. Because all of these homes form one contiguous structure, the potential to negatively affect a neighboring home increases dramatically during this process. Removing the walls and support beams during the construction process also puts undue stress on the neighboring homes, all contributing to the possibility of wall and roof collapse.

Solar panels

Many homes across the District have invested in solar panels for their homes as a way of living greener by using clean energy such as solar panels. Not only does this investment give back to the environment but it is also a way for residents to save money on their electric bills. Most homes, and especially those in DC, rely on their roof for the ideal placement of these panels, as it's the highest, clearest point available to pull in as much sunlight as possible. Across the city, including Lanier Heights, residents are now struggling against the development of pop-ups that tower over their homes and block light to these solar panels.

Some developers have been accommodating and have moved portions of the panels onto the roof of the neighboring pop-up, however this is not always the case. As shown in this Washington Post article http://www.washingtonpost.com/local/its-pop-ups-vs-solar-panels-on-shepherd-street-nw-in-columbia-heights/2014/07/20/ae8f9f56-0dd8-11e4-b8e5-d0de80767fc2_story.html from July 20, 2014, residents across the city are not always this fortunate. There are no laws or regulations in place that require that a developer take this into account or make any special accommodations for those homes with solar panels.

Real Estate Market and Taxes

Developers have the ability to go beyond asking prices for homes in Lanier Heights thereby hurting families looking for a home. They have the capital and in some cases offer cash for homes, a very tempting offer for any seller. They then will turn around and sell one floor of a home for values bordering on what the entire home would have cost in the first place. This inflation of the market in our neighborhood will directly contribute to higher property taxes for current residents.

The house shown on the following page is at 1636 Argonne PL NW. It sold in February 2014 for \$850,000. As the sign shows, this house will have 3 units available starting in the \$500's, how high the other units will go is anyone's guess. Most recently, the sale of 1696 Lanier PL NW #4 for \$760,000 has shown that pricing for a single unit of a pop-up can be very high and actually on par with the cost of an entire row home.



1636 Argonne PL NW

This inflation affects all row homes, condos and coops in the neighborhood, with the potential to raise all prices and taxes beyond the means of the average homebuyer. At this point we are beginning to force people out of the neighborhood, both in our row homes and in our condo buildings.

Several arguments have been raised around these points from a re-zoning opposition group in Lanier Heights. One of these arguments is that this type of payout from developers is good for neighborhood residents and that homeowners should embrace this profit. Nevertheless, there are problems with this theory.

- This is not a long-term strategy for the Lanier Heights neighborhood. Right now, the reason this type of payout is happening from developers is because they too want a piece of Lanier Heights. These developers are well aware of the uniqueness and charm of this neighborhood and know that they will be able to easily turnover a home and reap a hefty profit. This of course is their sole intention. It is not to give back to the neighborhood or add homes that help improve the continuity, charm and walkability. It is not their intention to work with a neighboring home or building when it comes to their design and how it will affect their quality of life. Taking this into account, as the neighborhood sees more homes torn up and converted into condos, we will lose those distinguishing aspects of Lanier Heights that make this neighborhood what it is.
- As we lose the homes of Lanier Heights the question will become, what is special about Lanier Heights. Having our streets full of homogenized condo buildings with little to no distinctive characteristics will have a direct impact on real estate values as well. This will not only be felt by owners in row homes, but those in the condos and coops too.

There is not an infinite supply of row homes in Lanier Heights and after a certain amount of time and as more homes are converted the law of diminishing returns will begin to take hold.

Loss of families and schools

With fewer row homes in the neighborhood, those who are looking to start a family and have a need for more room will likely need to look elsewhere. As our row homes are torn out, they are not to return. This has the potential to reduce the number of families with children living and going to school here. A potential end result of this is that schools and their budgets will suffer.

Loss of Property Values

The above-mentioned issues will all have a long-term affect on the property values of homes in Lanier Heights. An argument can be made that the current property rights that residents have under R-5-B is beneficial for property values.

Some of the benefits that this zoning provides are the ability to add four or more stories to a home or to convert one into multiple units for rentals or sales. While these rights exist for homeowners in Lanier Heights, very few of these conversions have taken on by homeowners themselves. Adding additional floors or performing these types of conversions are typically cost-prohibitive and require the type of funding that only businesses and developers have.

The real threat to property values is coming from the encroachment of pop-ups and pop-backs next to and above neighboring homes and yards. Property values will be directly impacted and reduced by the walls that are built where sunlight previously came into a home's windows.

Although the home below is a single-family home and specifically a pop-up, it is clear how building back nearly all the way to the rear property line can affect neighboring homes.



Rear views of 1837 Ontario PL NW

To provide a sense of how the real estate market is affected by this type of construction, the examples below show the listing for **1839 Ontario Pl NW**. These images were taken directly from the agent's website and great care was clearly taken to remove **1837** Ontario Pl NW from the listing.



The images below of 1787 Lanier PL NW once again display how the developer has built the rear of this home back and up during the conversion to condos. The affected property in this case happens to be another row home converted into four condos where there was actually space reserved for outdoor space. No concern for how this would affect the neighboring home's light and space was taken into consideration once again in this case. This helps to show that no property is safe in an Lanier Heights under an R-5-B zone, be it a row home, apartment or condo building or even another pop-up, as the next developer will just build bigger and higher to ensure their next sale has **all** of the amenities that Lanier Heights can provide.



Rear views of 1787 Lanier PL NW

Regarding 1785 Lanier PL, unit #4 of this home sold for **\$965,000** in March 2012. Well beyond what would ever be considered “affordable” and going beyond the value of many row homes in the neighborhood.

Other row house neighborhoods

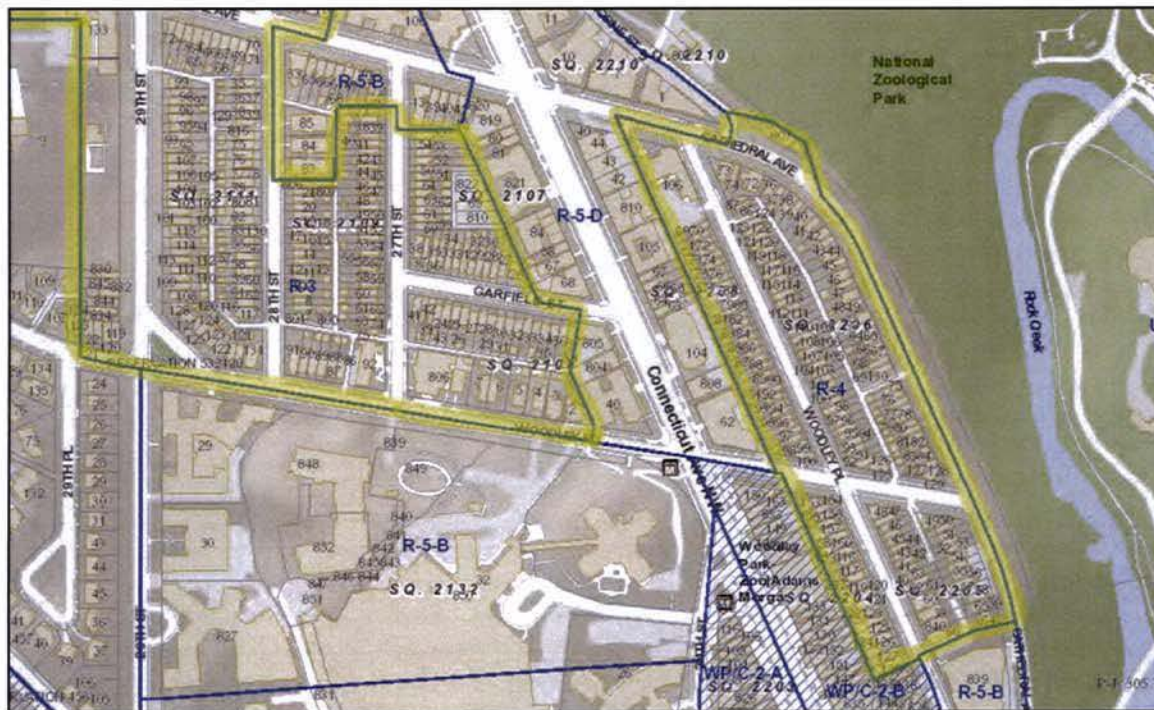
R-5-B is not characteristic of row house neighborhoods in DC. Many row house neighborhoods are now zoned R-4 (Row house Flats), including several that surround or are near to Lanier Heights.

- Mt. Pleasant
- Woodley Park
- Columbia Heights
- Portions of Dupont Circle

All of these neighborhoods currently have R-4 or lower designations helping to protect their row homes.

Woodley Park

As shown in the map below, Woodley Park has both R-4 and R-3 zoning in place to offer the appropriate zoning and protections to it's housing. Unlike Adams Morgan and Lanier Heights, the R-5-B (D in the case of Woodley Park) has not been used as a catchall zone for the entire community. Separation of commercial space has been given the appropriate designation, as have the residential areas.



Detail of Woodley Park showing R-3 and R-4 zoning for residential areas

Mt. Pleasant

The map below shows how the Mt. Pleasant neighborhood also has the appropriate zoning separations for it's residential and commercial space. The corridor along Mt. Pleasant Street consisting of shops, restaurants and bars is properly zoned as C-2-A while the neighborhood's homes and streets have an R-4 designation.



Detail of Mt. Pleasant showing R-4 zoning

Columbia Heights

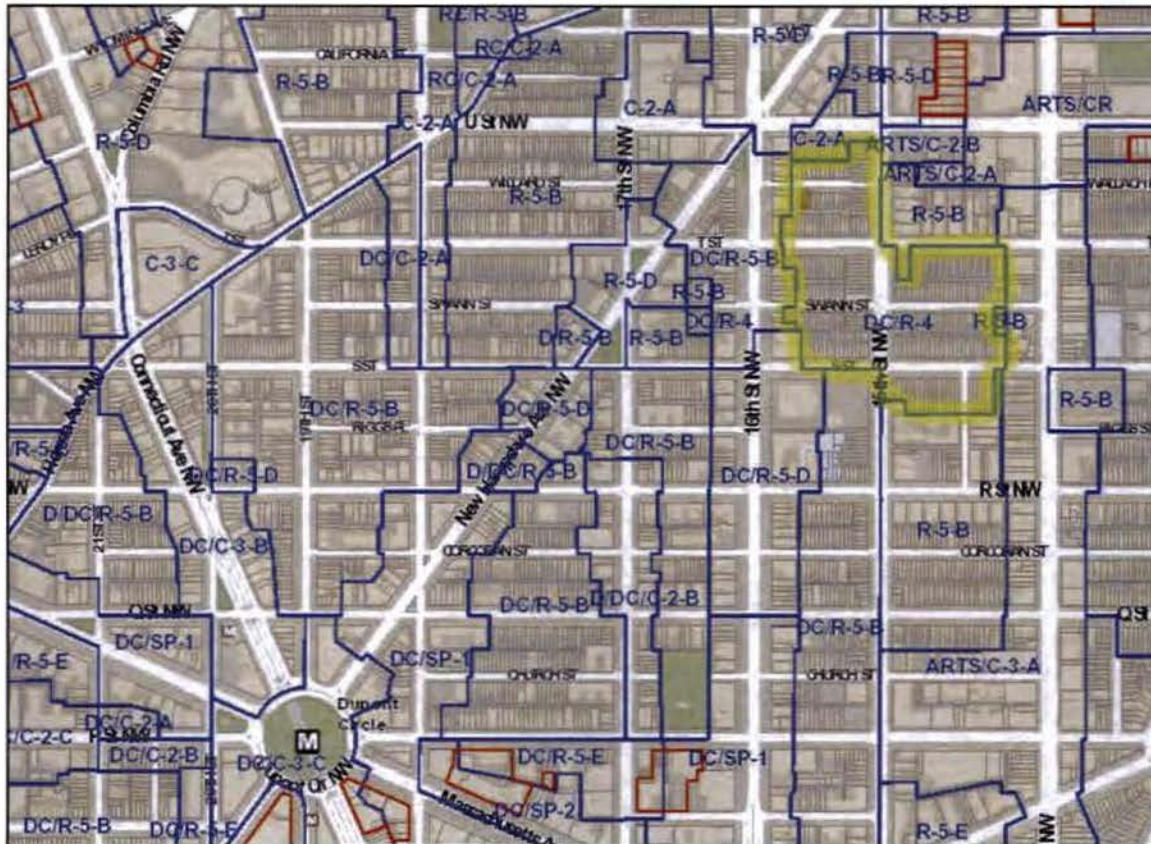
Columbia Heights has seen a huge influx of development and revitalization in recent years. However, because of proper zoning, the row homes and neighborhood streets of Columbia Heights have the protection of R-4 zoning to ensure there is not a rampant overdevelopment of these homes into pop-ups or even conversions into businesses. Columbia Heights is very specific with it's zoning, there is no catchall zoning in place in this neighborhood either.



Detail of Columbia Heights zoning and how it's granularity compared with that of Woodley Park and Mt. Pleasant.

Dupont Circle

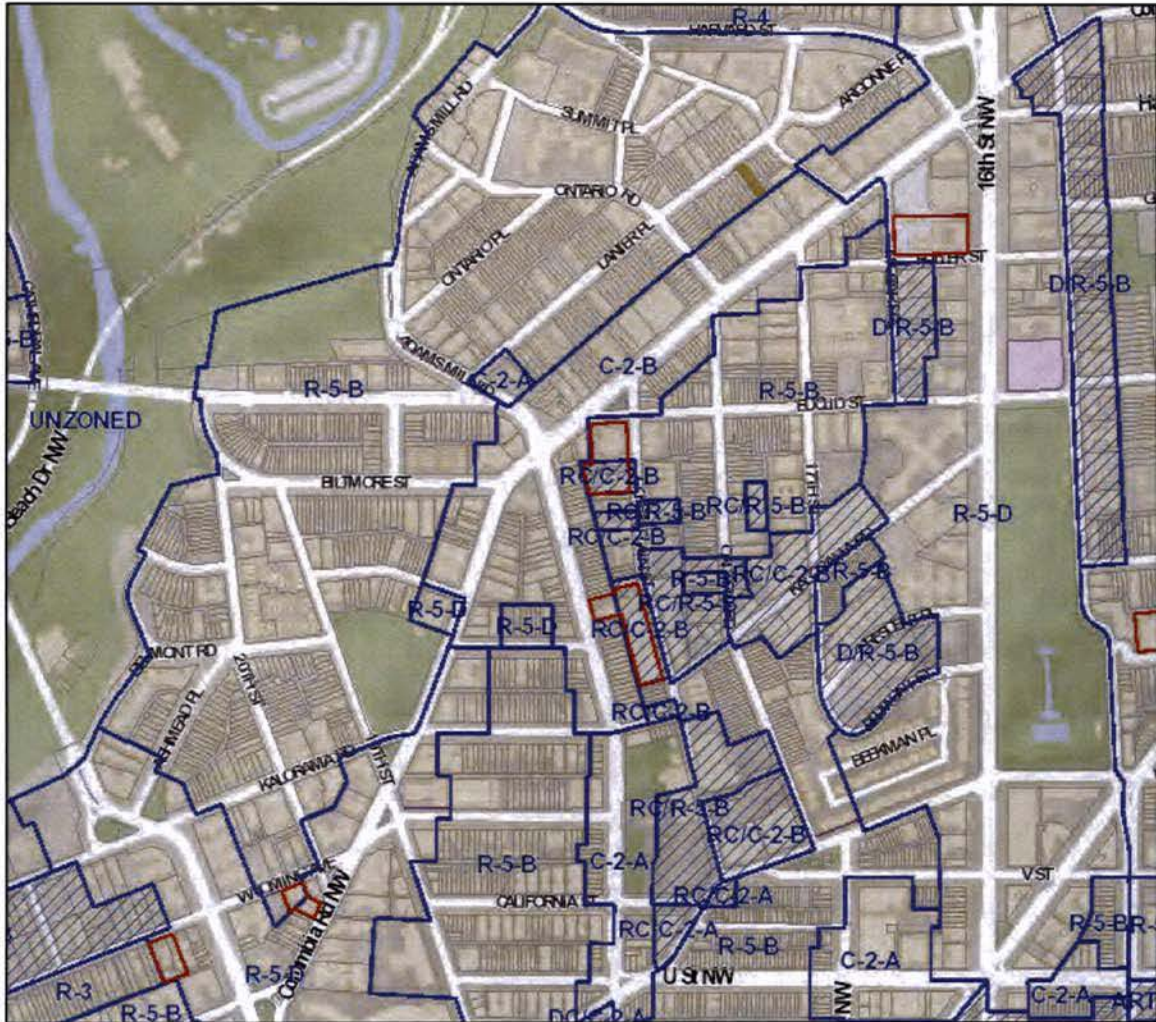
The portion of Dupont Circle that is highlighted below was recently given an R-4 zone designation after residents of this neighborhood sought for 2 ½ years to attain it. Concerned that the 2 and 3 story row homes in this portion of the neighborhood were threatened, residents looked to have the zoning changed to R-4 for several streets and to have the R-5-D designation reduced to R-5-B where appropriate to reduce building heights.



This map of Dupont Circle is a good example of showing just how specific zoning can get. In the case of Dupont Circle there is large mix of zoning: commercial, apartment, residential and special zoning specifically for Dupont Circle (abbrev. DC in the map above)

Adams Morgan and Lanier Heights

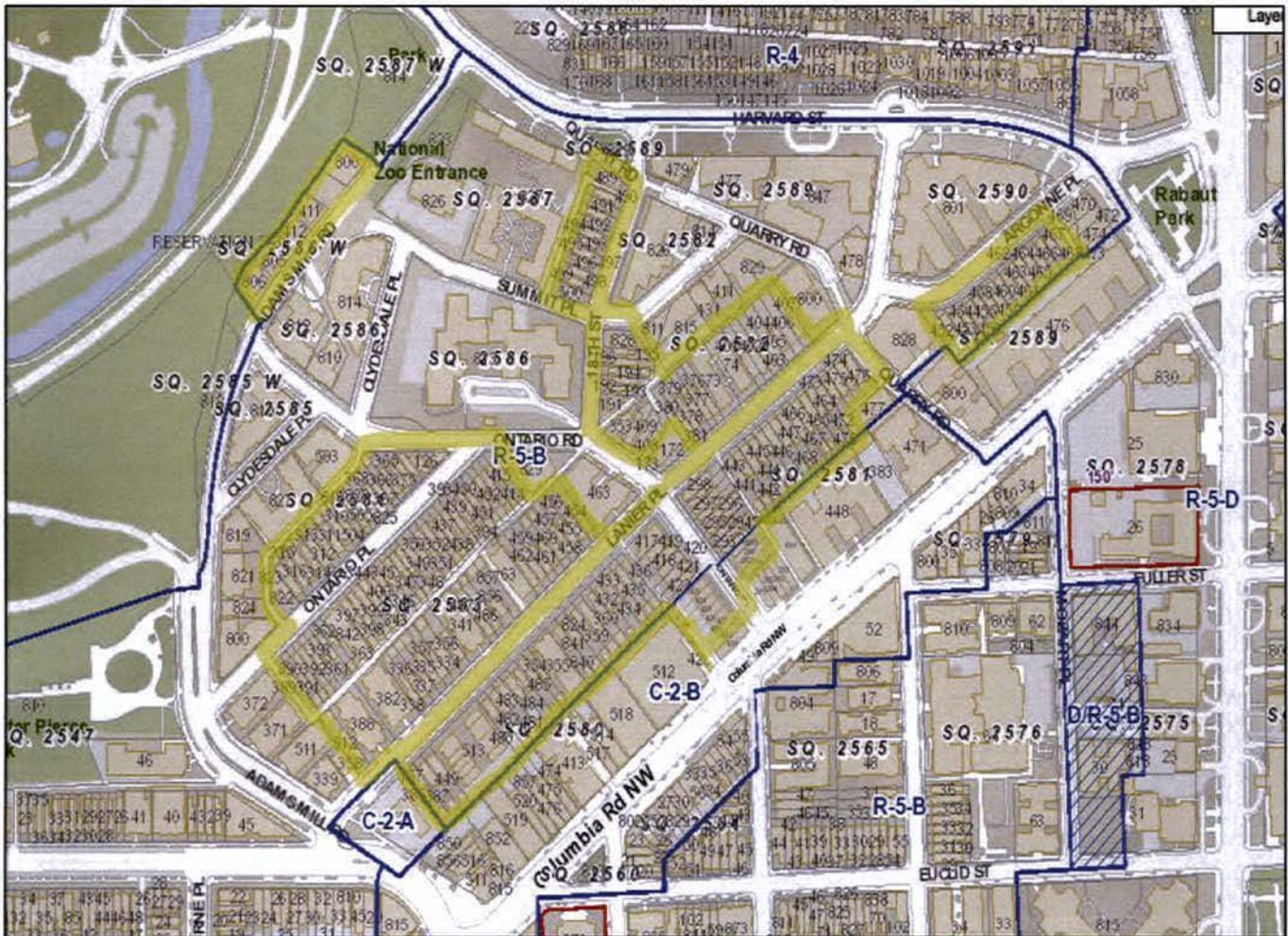
The map below shows the zoning of Lanier Heights (including other portions of Adams Morgan). Unlike the other neighborhoods mentioned above, there is no separation of residential zoning from the commercial corridors with an R-4 zone, but instead have R-5-B.



Current zoning of Adams Morgan and Lanier Heights. The zoning is very specific along 18th St and Columbia Rd and also shows the detailed zoning throughout Reed-Cooke and their overlay.

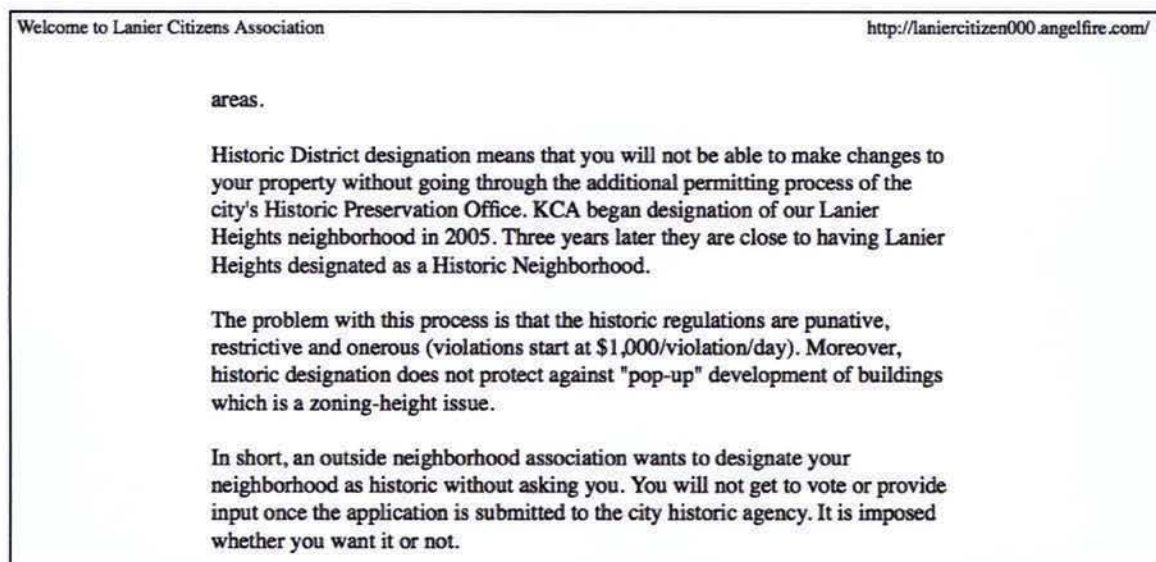
Areas requested to be re-zoned in Lanier Heights

The map below provides a general idea of the areas of Lanier Heights that we are requesting to be rezoned. At present, there are already a large number of condominium, coop and apartment buildings in the neighborhood. To ease any burden of re-zoning in Lanier Heights, our focus is primarily on those lots occupied by row homes.



Previous Efforts

One previous attempt at saving the homes of this neighborhood was through Historic Designation. Looking for one of the best possible ways to prevent the destruction of more row homes, residents of Lanier Heights reached out the Kalorama Citizens Association. The Lanier Heights neighborhood was surveyed to determine if criteria was met for Lanier Heights to warrant Historical Designation. Although this survey had a lot of information and supporting evidence that Lanier Heights could be designated as a Historic District, a majority of neighborhood residents were not in favor of this proposal and many of the regulations imposed by it. Because of this, the ANC did not pursue Historic Designation for Lanier Heights.



The above image is a clip from the Lanier Citizens Association recommending that the true option to help Lanier Heights with the pop-up problem is through zoning.

Rezoning

Subsequently, after the effort to receive Historic Designation was retired, residents of Lanier Heights have been going through the process of the aforementioned re-zoning as a means of combating pop-ups and saving the remaining homes in the neighborhood.

What has been done?

Initially, residents met with Office of Planning to discuss what other avenues existed to help save the neighborhood. A member of OP, Joel Lawson, met with neighborhood residents to discuss this and re-zoning seemed to be the best option. Re-zoning will not put the same restrictions on homeowners that a Historic Designation would have and does the most to combat overdevelopment. Since the initial meeting, residents have met several times in homes around the neighborhood to discuss these efforts. Signs were placed around the neighborhood to inform people of when and where to meet.

Getting the word out.

After deciding to go forward with the attempt to re-zone, we have reached out to the neighborhood in a number of ways. Initially, we had yard signs printed up for to be placed outside of homes throughout the neighborhood.



As displayed in the image above, the yard signs have a web address for people to go to as a way of getting more information, to help convey our ideas and why we are seeking to re-zone.

The Lanier Heights website (<http://www.lanierheights.org>) provides details of the Lanier Heights neighborhood, what makes it unique, what is at risk and what we are trying to do to prevent it. The website shows pop-ups and how they affect neighboring homes as well as some of the ways that pop-ups will affect the area for the long-term. A "Contact Us" form is available on the website and numerous messages have been received from those concerned about the pop-up crisis, those looking for more information and others who are

against what we are trying to do. Messages have also been received from other areas of Adams Morgan and some in Mt. Pleasant who have concerns about some of the buildings in their neighborhood. We have also received requests to discuss the issue from news sources such as the The Current, Washington City Paper and The Washington Post. Every attempt has been made to correspond with every message that has come in through the website regardless of the content or stance.

The lanierheights.org site also contains a way to sign on for support to re-zone Lanier Heights.

Screenshot of the online petition for re-zoning

DEVELOPERS ARE TEARING DOWN OUR ROW HOUSES AND REPLACING THEM WITH GARISH POP-UP APARTMENT HOUSES.

- DC's many and diverse neighborhoods are what make DC a great place to live
- Help us protect the character and quality of life we enjoy now in Lanier Heights

We need to take action NOW by letting the zoning commission know what kind of housing we want in our neighborhood.

Sign the petition to support zoning reform

FIRST NAME *

LAST NAME *

EMAIL *

STREET

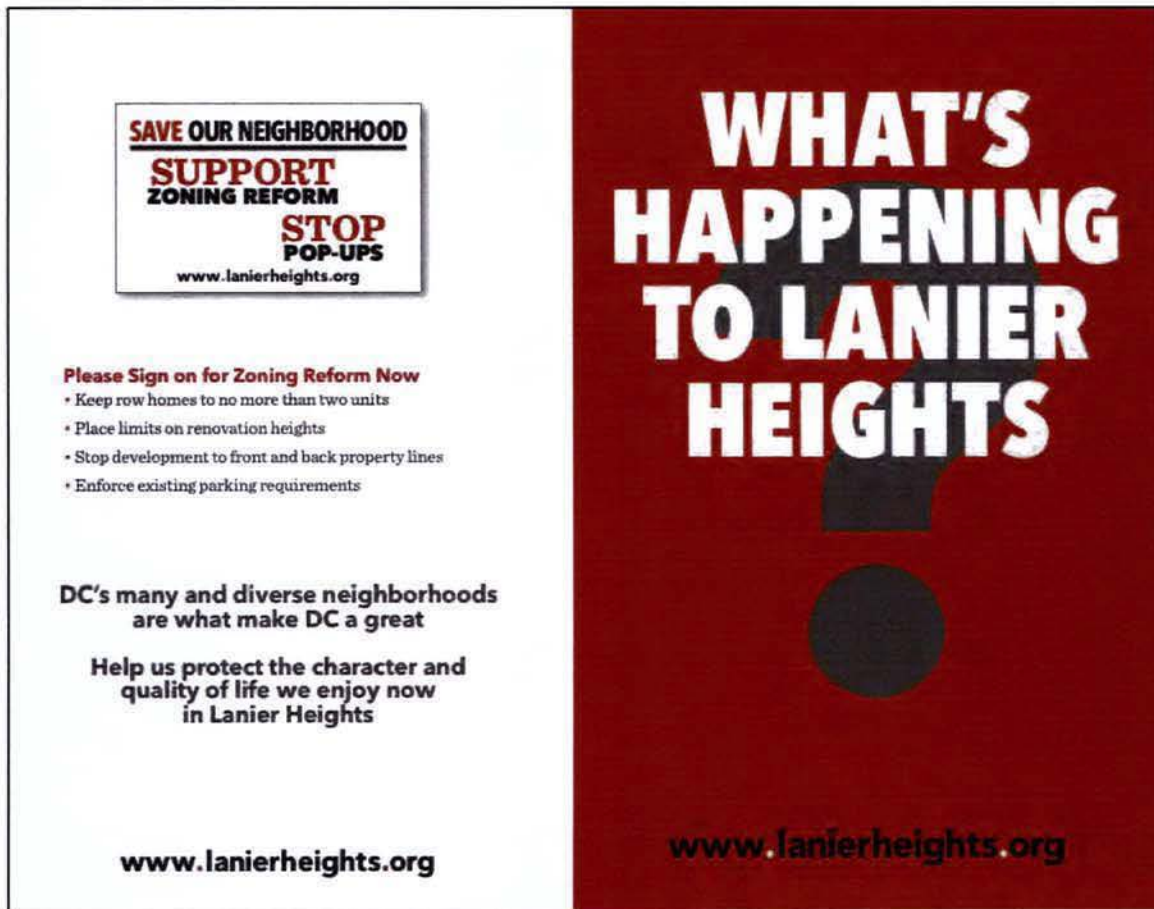
CITY

Sign on to:

- Keep row homes to no more than two units
- Limit maximum height of row homes to 40 feet
- Enforce a three story limit to row homes
- Stop development to front and back property lines
- Enforce existing parking requirements

Flyers

Outside of yard signs and the website, we have designed and printed flyers to get the word out about what is taking place. These flyers essentially contain an abridged version of the information available on the Lanier Heights website and also have the site's URL for residents to visit. During March of 2014, these flyers were passed out to every home in Lanier Heights to get the word out to residents.



Folding re-zoning flyer outside

DEVELOPERS ARE **TEARING DOWN** OUR ROW HOUSES AND **REPLACING** THEM WITH GARISH **POP-UP** APARTMENT HOUSES.

We need to take action **NOW** by letting the zoning commission know what kind of housing we want in our neighborhood.



HERE'S THE FUTURE IF WE FAIL TO PROTECT OUR COMMUNITY:

More transient residents.

Involved neighbors are replaced with short-term residents who lack the long-term commitment it takes to form the soul of a community—to keep improving our schools, parks.

Fewer parking spaces.

Parking has reached a ridiculous state and yet the city plans to abandon the requirement that new housing have proportional parking facilities.

Higher and higher property taxes.

As homes are sold to pop-up developers for higher prices, our property evaluations rise, and rise.

Fewer single-family homes—or homes with a rentable basement unit.

Developers demolish houses, enticing present owners with much more money than is affordable to families who want to live in a house in the community.

Existing backyards rendered useless.

Pop-ups create ugly blank walls, block light and air to neighbors' yards, destroy views, trees and green space, and contribute to more trash and noise.

Threat to Real Estate Value

As pop-ups are built they threaten the foundation, walls and roofs of the homes around them. They encroach on neighboring homes and light, privacy, air and green space of yards and streets are lost. These factors have a direct negative impact on the value of homes in our neighborhood.

Folding re-zoning flyer inside

Signature Collection

Members of the group to re-zone Lanier Heights met with Office of Planning again in April 2014 to discuss re-zoning intentions. The purpose of this meeting was to be sure that we were following the right path and learn of the proper procedures to request re-zoning. Office of Planning informed us that neighborhood support was of the utmost importance and that we should get signatures from supporting residents that could be potentially affected by re-zoning. OP also provided a detailed list of row home properties that would be re-zoned. Following up on this meeting, residents wishing to re-zone went door-to-door campaigning to collect signatures and garner support for R-4 zoning in Lanier Heights. As we went through the signature collection, residents were also given an additional 5x7 flyer detailing the current zoning and the specifics behind an R-4 zone and what it would do for Lanier Heights.

Why Re-Zone Lanier Heights?

**DC's many, diverse neighborhoods are what make DC a great place to live.
Protect the character and quality of life we enjoy now in Lanier Heights.**

Right now, Lanier Heights is zoned R-5-B, which allows rowhomes and single family homes to be converted into apartments.

R-5-B zoning is threatening our rowhouses.

- Under R-5-B, homes may be developed as multi-unit buildings that alter the character of our community, both visually and by eliminating family housing.
- R-5-B is not characteristic of rowhouse neighborhoods in DC. Many rowhouse neighborhoods are now zoned R-4 (Rowhouse Flats).¹
- Our existing apartments, condos, and multi-unit properties will NOT be affected by re-zoning to R-4. Basement apartment units in your home are permitted in R-4.
- Rezoning to R-4 will help stop developers from converting more existing rowhomes into multi-unit developments and stabilize our remaining family dwellings.

Rowhouses in Lanier Heights should be limited to two units.

Sign on for zoning reform

- **Keep rowhomes to no more than two units •**
 - **Place limits on renovation heights •**
- **Increase rear yard and setback minimums •**
 - **Reduce parking congestion •**

Front of 5x7 handout to residents to sign on for R-4 zoning

Area to be Re-Zoned



ZONE	Max. Lot Occupancy	Height Limits	Max. Stories	Rear yard minimum	Maximum Units
R-5-B	60%	50 ft.	No limit	15 feet	No limit
R-4	60%	40 ft.	3 stories	20 feet	2

The differences:

The R-4 District is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families.

Very little vacant land shall be included within the R-4 District, since it's primary purpose shall be the stabilization of remaining one-family dwellings.

The R-4 District shall not be an apartment house district as contemplated under the General Residence (R-5) Districts, since the conversion of existing structures shall be controlled by a minimum lot area per family requirement.²

R-5-B, is a moderate height and density zone that includes all types of urban residential development if they conform to the height, density, and area requirements.³

1. Nearby neighborhoods include the rowhome areas of:

Mt. Pleasant, Woodley Park, Columbia Heights and portions of Dupont Circle

2. <http://www.dcregs.dc.gov/Notice/Download.aspx?VersionID=514602>

3. <http://www.dcregs.dc.gov/Notice/Download.aspx?VersionID=3811826>

Back of 5x7 handout to residents to sign on for R-4 zoning

Included on the flyer are URLs providing reference directly to DC's website for the General Provisions for both an R-4 zone (document 11-330) and an R-5-B zone (document 11-350) both included at the end of this proposal.

<http://www.dcregs.dc.gov/Notice/Download.aspx?VersionID=514602>
<http://www.dcregs.dc.gov/Notice/Download.aspx?VersionID=3811826>

Opposition to Re-zoning

There has been opposition to the re-zoning proposal that many Lanier Heights residents are seeking. Shortly after the first yard signs were placed and the website went live, the first correspondence from opposition came in.

Messages

Message from “Yimby”

From: dssuski@gmail.com
Subject: Contact Us
Date: February 10, 2014 at 10:36 AM
To: dssuski@gmail.com

Name: Yimby
Email: jondeaux@yahoo.com

Questions/Comments: It's people like you have that held this city back for so many years. Thank god the demographics are finally trending toward younger, more welcoming people who see development for what it is: a necessary part of a vibrant city. Good luck embalming yet another neighborhood in amber. I'll be voting against at every opportunity.

It is not clear who this message came from, however it is clear that there was never an opportunity to speak with or have dialogue regarding the zoning with “Jon Deaux”. Anonymity has been a fundamental characteristic of re-zoning opposition from the beginning.

A short time after receiving this message, a website went up from an organization referring to themselves as NADZ (Neighbors Against Down Zoning). This organization has also spent a lot of time blanketing the Lanier Heights neighborhood with flyers claiming that downzoning will negatively affect property rights, home values and keep people out of the neighborhood.

The NADZ website also makes quite a few assumptions and contains a lot of misnomers regarding zoning, a few of these examples follow.

IS IT REALLY ALL JUST ABOUT PARKING?

Every statement ever issued by the downzoners complains about the possibility of reduced street parking if more people move in to the neighborhood.

This is despite the fact that the Adams Morgan - Lanier Heights neighborhood has a very high [walkability score](#) and easy access to multiple bus lines, metrorail, taxis and car-sharing services, all of which make living here very attractive to people who do NOT own cars.

[This article](#) ("Zoning Commissioners Balk At Rewrite Revision" from the July 16, 2014 edition of The Dupont Current) seems to confirm that parking worries are a major factor in downzoner thinking.

And it reminds us of [this blog post](#) about the negative effects of requiring 20th century parking minimums in a growing 21st century city.

Just one of the ironies of the downzoner parking argument is that many of the downzoners live in row houses that have off-street parking spaces, or even one-or-two car garages.

No, it is not all about parking, in fact very little of our concern is in regard to parking, this is just one of many issues that affects our neighborhood by the overdevelopment.

Using our previous estimate of affected homes, the Lanier Heights neighborhood could lose 300+ new dwelling units to downzoning.

Lanier Heights is just a small neighborhood in Adams Morgan. If downzoning spreads throughout the city's residential neighborhoods, lost property value for home owners could very quickly reach as much as **ONE BILLION DOLLARS** city wide.



NADZ charts explaining the difference in what a floor is, in the next example, NADZ explains why this is on the site through some sketchy math.

The example from the NADZ website shown below is a summary of the "simple math" used to derive their figures. It seems as though NADZ does not fully realize the complexities involved in valuing property in the real estate market. A home's value is not exclusively based on how much square footage or how many floors it has. A home's value is primarily based on location. In the case of Lanier Heights, it happens to be the location that has been such a draw to the neighborhood. It's proximity to 18th Street,

Columbia Road, Mt. Pleasant Street, two Metro stops, the National Zoo... the list goes on and on. This is the location that makes this neighborhood and the homes valuable. Delving deeper, but not to rehash that was already been stated, the richness of this neighborhood is made up of its diversity in its people and homes including the mix with proper apartment and condos throughout. We stand to lose these features to developers as they take over our streets.

SUMMARY

Under zoning rules desired by the downzoners, home owners who have not already developed their homes to the maximum amount allowed will lose 25% of their home's potential value.

With row homes in Lanier Heights currently selling for an average of \$900,000 (for a house developed to 60% of potential), simple math tells us that a 100% developed row house has a value of \$1,500,000. Looked at another way, a home's potential value drops \$375,000 when the home owner loses 25% of current R-5-B zoning rights.

Multiply that by the number of row homes in Lanier Heights that would be affected by downzoning (an estimated 150 homes) and the total loss comes to \$56,250,000.

Fifty-six million, two hundred and fifty thousand dollars. Gone. Forever.

Math used by NADZ to explain how much we will lose because we can't add a 4th floor. None of the other property encroachment issues or concerns are addressed in the NADZ argument.

In the City Paper article:

<http://www.washingtoncitypaper.com/blogs/housingcomplex/2014/07/23/uppers-and-downers/>

“Spartacus”, aka NADZ admin, aka Lanier Neighbor, comments on the article by stating that the blocking of light to a home is not too bad because:

“In summer time, we call that “being in the shade.””

Again, in this case, it seems as though NADZ has a very nonchalant attitude toward the pop-ups and how they are affecting neighboring homes.

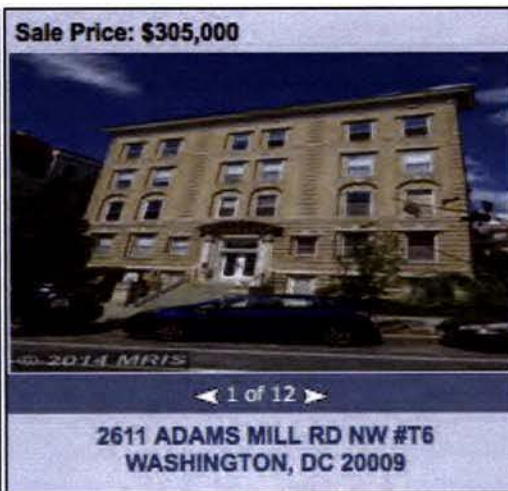
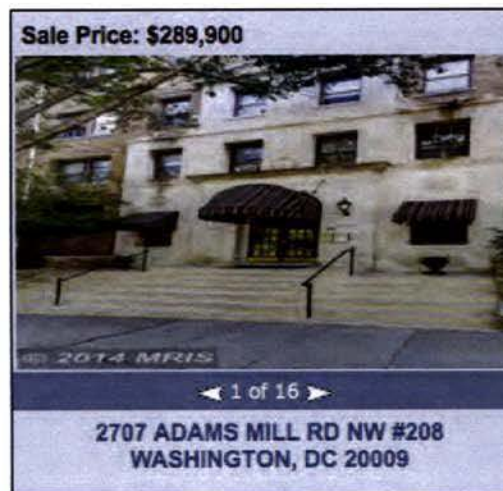
Also on the NADZ website is a list of the “hard” questions that the “downzoners” are afraid to answer. Many of these do not have any impact on Lanier Heights or are out of our control.

ASK THE HARD QUESTIONS

- (1) Why do the downzoners feel entitled to rob their neighbors of home value?
- (2) Why do they think they have the right to limit the future development of the entire neighborhood?
- (3) Why are they trying to make it impossible for the next generation of younger residents to find affordable housing?
- (4) Do they realize that downzoning Lanier Heights from R-5-B to R-4 could result in even more downzoning if the city eventually agrees to downzone R-4 neighborhoods?
- (5) Why do they want to see residential neighborhoods across the city downzoned when the city is in the middle of a population boom?
- (6) Will they compensate people whose entire life savings is invested in their homes once those homes lose value under downzoning?
- (7) Will they finally confess that downzoning is really all just about parking?
- (8) When will they admit that creating a Lanier Heights Historic District is their ultimate goal?
- (9) What do they think will happen to the future of our city if downzoning spreads across D.C.?

Some of the above questions are reasonable to provide answers to:

- 1) We feel as though our home values are being robbed by the overdevelopment and lack of concern for our neighborhood for all of the reasons mentioned throughout this document.
- 2) Regarding future development, no one is against development. Many of the residents are for development, especially when it is done properly. The Ontario 17 and the Adamo are good examples of housing done properly and within close proximity of Lanier Heights. In fact, many Lanier Heights residents are pleased to have condos built that don't involve destroying current housing that is in place. These properties are utilizing the zoning properly and supplying housing that helps the community grow in a sustainable manner.
- 3) As previously mentioned, there is nothing *affordable* about pop-up housing. They border and at times supersede the prices of a row home. True affordable housing is achieved through inclusionary zoning, this is not something that is currently being offered in Lanier Heights. There are however, an abundance of options for those looking to start off buying property. At the time of this writing there are several properties, shown on the following page, available in Lanier Heights, all at prices far below the cost of a pop-up condo.



- 4) N/A, it is not the intent of Lanier Heights residents to re-zone the rest of the city.
- 5) Again, this is not really applicable to Lanier Heights residents, but as previously stated, when the development is done properly and in a sustainable manner there should be plenty of room for new residents as well as row homes.
- 6) This is really just a strange rehash of Question 1.
- 7) As stated, this is way off the mark.
- 8) No one is seeking Historic Designation; again, this is, for all intents and purposes, a dead issue.
- 9) Hopefully proper planning and zoning for the rest of the city.

To reiterate, none of the above questions have ever been posed to our group.

Reaching Out

Below is a conversation with a neighborhood resident that eventually became a member of NADZ (Last name, e-mail address and phone number have been removed to protect this person's privacy)

dssuski@gmail.com
To: dssuski@gmail.com
Reply-To: chuck@.com
Contact Us

March 3, 2014 10:37 AM
[Hide Details](#)
[Inbox - Google](#)

Name: Charles
Email: chuck@.com

Questions/Comments: I would like to discuss your efforts at rezoning the neighborhood. I live at 17 Lanier Place and have owned it since 1997. I am interested in your position and would like to know more. Please contact me at 202-2

dssuski@gmail.com
To: dssuski@gmail.com
Reply-To: chuck@.com
Contact Us

March 13, 2014 1:03 PM
[Hide Details](#)
[Inbox - Google](#)

Name: charles i
Email: chuck@.com

Questions/Comments: Hello. We spoke before and I apologize for displacing your phone number. Can you give me a call at 202-2. It would like to have a chance to chat again.

Thx

dssuski@gmail.com
To: dssuski@gmail.com
Reply-To: chuck@.com
Contact Us

April 11, 2014 10:06 AM
[Hide Details](#)
[Inbox - Google](#)

Name: Chuck
Email: chuck@.com

Questions/Comments: Hi. Sorry we could not connect. I've launched an education tech startup and things have been crazy. I'll write below my opposition to your attempt to change the zoning laws. If you want to call to chat my number is 202-2.

As I understand it your organization does not oppose homeowners from renovating their homes exactly to the current R-5-B zoning laws. So if I want to put on a top floor or expand my home you are ok with it as long as I follow the zoning code currently in place.

The problem you have is with developers who come in and redevelop homes that do not meet R-5-B. Your frustration is with the zoning commission, DCRA and others who are supposed to enforce the code. So in response to the City's inability to enforce the current law you are asking homeowners to diminish their current right under the zoning law.

I do not believe I should relinquish the rights under which I acquired the property in 1997 because the District is unable to enforce the law. That's not my problem but one for the city to figure out. Therefore I object to the mission of your organization as I understand it. Again I may be under a wrong impression but this so far is what I've gathered.

If my assumptions are correct I would rather see you spend time lobbying the District to enforce the laws and not spend time trying to take away my rights...rights I bargained for when I purchased my property.

Thanks.

Denis Suski

To: chuck@... .com

Re: Contact Us

April 11, 2014 2:28 PM

[Hide Details](#)

[Drafts - Google](#)

Hi Chuck,

Sorry for any confusion around this... but just to clarify, we actually feel as though the R-5-B zone is not right for the neighborhood. The concern is not primarily that people or developers are not following the laws (which many of them aren't, but that's a side issue), because currently there is no restriction within the zoning regulations on the number of residential units permissible within a dwelling in an R-5-B zone. Even if the zoning laws were followed and a 60% lot occupancy and a 15 foot setback was maintained, the objection that we have revolves around the encroachment on neighboring homes. With height limits set at 50 feet and building back as far as possible (again, even within the zoning regs) this severely diminishes a neighboring home's back yard, privacy, light and air. I've gotten a feeling from a lot of people that this is precisely what they are trying to avoid losing. I hear your statement about your rights that came with your property when you purchased your home, but I think a lot of homeowners feel as though they are losing their right to enjoy their home as it was when they purchased.

Honestly, I'm not in this because I want to tell people what they can and can't do and I'm not in this because I enjoy it and need a way to spend my time. The reason I'm behind it is because my wife and I bought our home in this neighborhood for a number of reasons. We like the feel of it, we like the homes in it, the location and even the mix of apartment buildings and condos. What we don't feel is right is the fact that the homes are being gobbled up by developers, being cut up and turned into condos. We don't like worrying that this could be our last summer enjoying our backyard and the sun and trees before someone sells their home and in 6 months we're now looking at a wall when we used to look at trees, or the sky for that matter.

Who knows, at the rate it's going, if there will be any homes in Lanier Heights in 20 years. I don't think there will be the same draw to the neighborhood in the future if it's a street full of condos and I don't think property values will be held if that's the case. I also don't expect my property value to be the same if I can sell my home with a view of trees, sky and sun as opposed to a wall view or a 2 wall view.

Anyway, that's the reason we are looking for R-4 zoning. To us, this seems to be the best course of action against losing the homes and neighborhood to developers because of the reduction in their profit. I hope this helps to clarify the position. Again, please feel free to contact me to discuss further.

Thanks again,
Denis

In this case it is shown that attempts were made to convey, as clearly as possible, the concerns of those who want to re-zone. After the last message was sent, Chuck was never heard from again and there are now NADZ signs on the property of this person's home. Unfortunately in this case, it does not seem as though Chuck fully understood the concept behind the re-zoning and why.

On September 17, 2014 the ANC held a meeting of the Planning, Zoning and Transportation Committee, with members of Office of Planning in attendance. OP discussed the ongoing R-4 zoning that residents were seeking and addressed what the ANC's possible role would be in this process. It was also at this meeting that Joel Lawson of OP mentioned that there were other options beyond R-4 such as a specially tailored zone specific for Lanier Heights. Upon hearing this and in an effort to perhaps quell any concerns from "NADZ" we attempted to reach out to "NADZ" to see if some sort of zoning compromise could be agreed upon. A member of the "re-zoning" group gave business cards to NADZ members so that this could be discussed and below is an attempt at correspondence with NADZ through their website.

Denis Suski

To: lanierneighbor@gmail.com, Lanier.Neighbor@gmail.com

Lanier Heights zoning

September 22, 2014 11:13 AM

[Hide Details](#)

Hello NADZ admin,

My name is Denis Suski and am part of the campaign to re-zone Lanier Heights. I was hoping to have a chance to discuss with you some of the issues or concerns that you have regarding any potential re-zoning. Perhaps we could address some of the concerns of your group or possibly see if there is a way to develop some type of specialty zoning that would potentially suit the needs and interests of both sides of this.

Thanks,
Denis

Your Neighbor

To: dssuski@gmail.com

Cc: Your Neighbor, lanier.neighbor@nadz.org

Lanier Heights

September 23, 2014 1:24 PM

[Hide Details](#)

Inbox - Google

Mr. Suski:

Thank you for your email.

Obviously we belong to groups with vastly different opinions on the question of re-zoning Lanier Heights.

Our group formed as a response to your group.

If your group had not felt the need to re-zone Lanier Heights, NEIGHBORS AGAINST DOWNZONING would never have arisen.

We all like to think of ourselves as reasonable people, so of course we are interested in what you might have to say at this late date in the controversy.

We would like your response to a few questions.

We are polling ANC candidates city wide about downzoning and will publish the results of this polling soon. Do you know the position of our ANC, or individual commissioners, on the issue of downzoning Lanier Heights?

Does your group have any proposals to address parking issues in Lanier Heights?

Will your group publicly support the right of our group to post signs in Lanier Heights?

Will you ask members of your group to refrain from stealing or vandalizing our signs?

Neighbors Against Downzoning has submitted a petition to the Zoning Commission with dozens of signatures from Lanier Heights residents. We continue to collect signatures of support and will submit our petitions to the ANC, the City Council, the Mayor's Office, the Office of Planning, and the Office of Zoning.

Please email your ideas and we will respond.

Spartacus

Administrative Facilitator

NEIGHBORS AGAINST DOWNZONING

Denis Suski

To: Your Neighbor

Re: Lanier Heights

September 24, 2014 1:10 PM

[Hide Details](#)

5

Good afternoon,

Thank you for getting back to me. We are really focused on the zoning issue, although the questions you raise are all very interesting. Do you have any proposal about a middle ground on the zoning issue or could you elaborate on which parts of the re-zoning you have an issue with so that we may discuss? Perhaps we could setup a time to get together to go over this?

Thanks,
Denis

After the last e-mail (directly above), NADZ was never heard from again. The reason that NADZ will not meet or that NADZ insists on anonymity by referring to him or herself as "Spartacus" does not help any of our causes. This correspondence as well as the lack of correspondence from other members of NADZ displays strong evidence that there is no way to discuss any possible accommodations or remedies to the struggle between these two groups. The intention should be noted here that the re-zoners or "downers" as we are referred to by NADZ have reached out and have tried to meet regarding the zoning of Lanier Heights.

It should also be noted that whoever "Spartacus" is, he been aware of and has had the opportunity to attend one of our meetings. Although, the NADZ campaign seems more like that of a secret society or possibly a developer that is astroturfing, those who are looking to re-zone have posted signs regarding our meetings and held them in neighbor's homes.

There have never been signs from NADZ inviting residents or making them aware of any of their meetings.



Lanier.Neighbor
July 12, 2014 at 6:31 am

Gosh, you researched the group, did you? Wonder why your investigation didn't include a simple email to the group itself. I'm the admin for NADZ.org so I would know.

About transparency:

- (1) The downzoners know who we are. They are constantly stealing our yard signs and ripping down our posters.
- (2) If you had ever witnessed some of these downzoners at one of their meetings, it would give you a new appreciation of the concept of "rabid, frothing, incoherent insanity."
- (3) Calling it a lynch mob mentality is just barely hyperbolic. The main objects of their hatred are the developers, of course, but that hate easily spills over to anyone who opposes them.

Go ahead, read the diatribes on their website or go to one of their gatherings sometime.

This posting by Lanier.Neighbor, aka NADZ, aka "Spartacus" certainly suggests that he has had the opportunity to attend a re-zoning meeting. Posted at:

<http://www.popville.com/2014/07/battle-for-future-developmentrenovations-in-lanier-heights-continues/>

Update on 10/8/2014

NADZ has finally responded

Your Neighbor
To: Denis Suski
Re: Lanier Heights

October 8, 2014 10:14 AM
[Hide Details](#)

Mr Suski:

Our group's position is clear. We are NEIGHBORS AGAINST DOWNZONING.

We want home owners in Lanier Heights to KEEP the zoning rights they have had for the last three generations.

Your group seeks to drastically reduce existing zoning rights in Lanier Heights.

Some in our group would look favorably upon up-zoning Lanier Heights from 5-R-B to 5-R-C (or perhaps even 5-R-D or 5-R-E).

However, up-zoning is not presently an issue upon which our group has an agreed upon position.

As a group, we are committed to KEEPING our current R-5-B zoning rights.

That is the sole reason our group formed. There is no "middle ground" for compromise on this issue.

Lanier.Neighbor@gmail.com

NADZ has responded that they are not interested in ANY type of compromise to the current zoning and seems to be in support of up-zoning this residential neighborhood as high as R-5-E. Perhaps this is a developer? Perhaps not... we just don't know.

Zoning Comparison

The R-4 zone will reduce the height limits from 50 feet to 40 feet, limit structures to 3 stories (as opposed to no limit), increase rear yard minimums from 15 to 20 ft. and place a limit on the number of units in each structure to 2 (as opposed to no limit)

R-4 zone

Permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and flats, a minimum lot width of 30 feet and a minimum lot area of 3,000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and 40% lot occupancy for all other structures (20% lot occupancy for public recreation and community centers); and a maximum height of three (3) stories/forty (40) feet (60 feet for churches and schools and 45 feet for public recreation and community centers). Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit. Rear yard requirement is twenty (20) feet.

R-5-B zone

Permits matter-of-right moderate development of general residential uses, including single-family dwellings, flats, and apartment buildings, to a maximum lot occupancy of 60% (20% for public recreation and community centers), a maximum FAR of 1.8, and a maximum height of fifty (50) feet (90 feet for schools and 45 feet for public recreation and community centers). Rear yard requirements are not less than fifteen (15) feet.

ZONE	Max. Lot Occupancy	Height Limits	Max. Stories	Rear yard minimum	Maximum Units
R-5-B	60%	50 ft.	No limit	15 feet	No limit
R-4	60%	40 ft.	3 stories	20 feet	2

The above information is available at <http://dcoz.dc.gov/info/districts.shtm>

Current list of Lanier Heights Pop-ups

Lanier PL NW

1696 Lanier PL
1726 Lanier PL
1767 Lanier PL (demolished, 9 units under construction at this location)
1785 Lanier PL
1787 Lanier PL
1793 Lanier PL

Ontario RD NW

2713 Ontario RD
2714 Ontario RD

The above properties were not on the property list that we received from Office of Planning, they seem to be in Lanier Heights however this area is zoned C-2-B and we cannot confirm.

2803 Ontario RD

Ontario PL NW

1837 Ontario PL

This home is not a “pop-up” in the usual sense. It is a single family row home however, it’s design and build present many of the same problems as a pop-up would.

1828 Ontario PL (demo has just begun on 10/7/2014) This developer has verbally stated that this will be converted to 4 units.

1835 Ontario PL (planned)

The two above properties, 1828 and 1835 Ontario PL, have been purchased by the same developer that brought the property on the right to DC.



Argonne PL NW

1636 Argonne PL (planned)

18th ST NW

2906 18th ST (2 unit conversion)
2910 18th ST (possible, recently purchased by developer)
2912 18th ST
2920 18th ST (possible, recently purchased by developer)
2922 18th ST (2 unit conversion)

Signatures

Below is a detailed list of the properties that would be rezoned to R-4. Along with the Property Address and Owner name is the SSL (Square, Suffix, Lot #) of each location. Out of approximately 165 affected properties, signatures from 99 of these homes have been collected. Many of the homes that we were not able to get signatures from were either unavailable after several attempts or undecided regarding the rezoning cause. Several residents that did not sign stated that they weren't necessarily opposed to the rezoning but just haven't decided yet. (All signatures are scanned and at the end of this document.)

Every attempt was made to ensure that the property owners were those that had signed, however without knowing the full details of each property or the owner we are unable to validate every signature. In the case of those in green, but also highlighted in light blue, these signatures have been verified as being from a resident and not necessarily the home owner. Those highlighted in yellow are properties that we're unsure of including in the rezoning and may possibly need to keep the current zoning so as to not affect the business of the Bed and Breakfast or the assistance provided by Jubilee or Christ House. Properties that have already been or are planned to be converted to pop-ups have also been removed from the list.

SSL	Property Address	Owner
2589 0468	1620 ARGONNE PL NW	RONALD BAKER
2589 0467	1622 ARGONNE PL NW	PAUL M HUNT
2589 0466	1624 ARGONNE PL NW	MICHAEL RUSSOTTO
2589 0465	1626 ARGONNE PL NW	CALLAN S SWENSON
2589 0464	1628 ARGONNE PL NW	NATHAN H MAENLE TRUSTEE
2589 0463	1630 ARGONNE PL NW	JAMES G DE-SALANKY
2589 0462	1632 ARGONNE PL NW	C S BARNHART
2589 0461	1634 ARGONNE PL NW	GENE RICE
2589 0459	1638 ARGONNE PL NW	LUIS A CANIZARES
2589 0458	1640 ARGONNE PL NW	G E CARETR
2589 0457	1642 ARGONNE PL NW	THOMAS E NATAN JR
2589 0456	1644 ARGONNE PL NW	DWAYNE C JONES
2589 0455	1646 ARGONNE PL NW	ANDREA M OWEN
2589 0454	1648 ARGONNE PL NW	ALAN E GAMBRELL
2589 0453	1650 ARGONNE PL NW	MICHAEL J WIDOMSKI
2589 0452	1652 ARGONNE PL NW	AJEET G VINAYAK
2581 0476	1694 LANIER PL NW	MARK HUNKER
2581 0474	1698 LANIER PL NW	PAUL LEVY
2581 0473	1700 LANIER PL NW	JORGEN ULLERUP
2581 0472	1702 LANIER PL NW	DANIEL S GORDON
2581 0464	1704 LANIER PL NW	BRUCE SPIVA
2581 0465	1706 LANIER PL NW	DENIS S SUSKI
2582 0407	1707 LANIER PL NW	MARINA MORETTI
2581 0466	1708 LANIER PL NW	C M KARP
2582 0406	1709 LANIER PL NW	JAMES OLIVER
2581 0467	1710 LANIER PL NW	PAU RABANAL
2582 0405	1711 LANIER PL NW	GREENBERG LLOYD
2581 0468	1712 LANIER PL NW	CHARLES M GORE
2582 0404	1713 LANIER PL NW	RUTH S SAMUEL
2581 0447	1714 LANIER PL NW	KENTON W KEITH
2582 0403	1715 LANIER PL NW	JUDITH L VAUGHAN

2581	0446	1716 LANIER PL NW	JOHN WHITE JR
2582	0402	1717 LANIER PL NW	RICHARD K BELL
2581	0445	1718 LANIER PL NW	SADAO MILBERG
2582	0401	1719 LANIER PL NW	WILLIAM T BENNETT
2581	0444	1720 LANIER PL NW	MILAGROS P RODRIGUEZ
2581	0443	1722 LANIER PL NW	ROALD J EULLER
2581	0442	1724 LANIER PL NW	GAIL FRANCES
2582	0376	1729 LANIER PL NW	SANDRA L DECKER
2582	0377	1731 LANIER PL NW	ERIC S LIPTON
2580	0436	1732 LANIER PL NW	MARVIN S WHITE JR
2582	0378	1733 LANIER PL NW	SAMUEL R RASKIN
2580	0435	1734 LANIER PL NW	FREDERICK D PAXTON II
2582	0379	1735 LANIER PL NW	STEPHEN R HOWES
2580	0434	1736 LANIER PL NW	J B ITTIG
2582	0380	1737 LANIER PL NW	JOSHUA H FELMAN
2580	0433	1738 LANIER PL NW	JULIA HOHMAN
2582	0381	1739 LANIER PL NW	WALTER O LEE
2580	0432	1740 LANIER PL NW	ALEXANDRA F COLLINS
2580	0360	1744 LANIER PL NW	CRAIN ADAM
2583	0454	1745 LANIER PL NW	ROGER HUNWICKS
2580	0359	1746 LANIER PL NW	ADAM CRAIN
2583	0455	1747 LANIER PL NW	PHILIP HENDERSON
2583	0456	1749 LANIER PL NW	REBECCA A COOK
2580	0841	1750 LANIER PL NW	THOMAS SWEGEL
2583	0457	1751 LANIER PL NW	ALICIA CAROL DAVIS TRUSTEE
2580	0840	1752 LANIER PL NW	SUSAN LEIGHTON
2583	0458	1753 LANIER PL NW	CHARLES L BRODSKY
2583	0459	1755 LANIER PL NW	ELIZABETH ASKARINAM
2580	0354	1756 LANIER PL NW	DAVID J BURKE
2583	0460	1757 LANIER PL NW	RENOVATORS LTD
2580	0485	1758 LANIER PL NW	ANDREW W DEUTZ
2583	0461	1759 LANIER PL NW	LOUIS C CAPANNELLI
2580	0484	1760 LANIER PL NW	C BOONE
2583	0462	1761 LANIER PL NW	PEDRO A LUJAN
2580	0483	1762 LANIER PL NW	JOHNSON SUSAN J
2580	0482	1764 LANIER PL NW	JOSE D HERNANDEZ
2580	0481	1766 LANIER PL NW	EVERETTE V SNOTHERLY
2580	0480	1768 LANIER PL NW	MARGARET I STAINES
2583	0486	1769 LANIER PL NW	FERNANDO LEMONS
2583	0487	1771 LANIER PL NW	JOHN P FOLEY
2583	0356	1775 LANIER PL NW	HERMINIA M VILLACRES
2583	0357	1777 LANIER PL NW	GI-HYUN AN
2583	0334	1779 LANIER PL NW	PAUL H ZUKERBERG
2583	0335	1781 LANIER PL NW	CHARLES BURG
2583	0336	1783 LANIER PL NW	JONATHAN MARGOLIS
2580	0449	1784 LANIER PL NW	RICHARD ROSENZWEIG
2580	0387	1786 LANIER PL NW	SUZANNE P ALLAN
2580	0386	1788 LANIER PL NW	WILLIAM & D S RONSAVILLE
2583	0416	1808 ONTARIO PL NW	TRUSTEE
2583	0415	1810 ONTARIO PL NW	ROBERT L ELLIOTT JR
			JON J MCKENNA

2583	0414	1812 ONTARIO PL NW	LADA KRATKY
2583	0452	1814 ONTARIO PL NW	ROBERT E LANGE JR
2583	0451	1816 ONTARIO PL NW	JOSHUA D JACOBS
2584	0373	1817 ONTARIO PL NW	NICHOLAS P LOCKWOOD
2583	0450	1818 ONTARIO PL NW	ERIC J CONN
2584	0374	1819 ONTARIO PL NW	IRENE M MAYER
2583	0396	1820 ONTARIO PL NW	PETER G LURIE
2584	0375	1821 ONTARIO PL NW	LAURA M QUINN
2583	0395	1822 ONTARIO PL NW	JAMES GASSAWAY
2584	0365	1823 ONTARIO PL NW	BENJAMIN C EISENDRATH
2583	0394	1824 ONTARIO PL NW	LOREN POPE
2584	0366	1825 ONTARIO PL NW	CHRISTOPHER A WILBER
2583	0439	1826 ONTARIO PL NW	MICHAEL G RAFFERTY
2584	0367	1827 ONTARIO PL NW	THOMAS C ANTISDEL
2584	0368	1829 ONTARIO PL NW	ALAN R KISSICK
2583	0437	1830 ONTARIO PL NW	MEHUL DESAI
2583	0352	1832 ONTARIO PL NW	JAMES R WOODYARD
2584	0828	1833 ONTARIO PL NW	MATTHEW MAYERS
2583	0351	1834 ONTARIO PL NW	PAULINE T NOWAK
2583	0350	1836 ONTARIO PL NW	ANN S PETERS
2584	0505	1837-1839 ONTARIO PL	JUSTIN J OLIVER
2583	0349	1838 ONTARIO PL NW	JENNIFER LAWSON TRUSTEE OF ANTHONY GITTENS TRUST
2584	0504	1839 ONTARIO PL	JUSTIN J OLIVER
2583	0348	1840 ONTARIO PL NW	NICHOLAS C KOTTAK
2584	0310	1841 ONTARIO PL NW	JULIE PALLER
2583	0347	1842 ONTARIO PL NW	IRA TEINOWITZ
2584	0311	1843 ONTARIO PL NW	WILLIAM MCGRATH
2583	0346	1844 ONTARIO PL NW	LUCIEN CARR
2584	0312	1845 ONTARIO PL NW	SOLEIMAN ASKARINAM
2583	0345	1846 ONTARIO PL NW	BRUCE D KANGISSER
2584	0313	1847 ONTARIO PL NW	DAVID LEHN
2583	0344	1848 ONTARIO PL NW	ROBERT J CORCORAN
2584	0314	1849 ONTARIO PL NW	KIRK FREEMAN
2583	0343	1850 ONTARIO PL NW	ERNEST J GORDON
2584	0315	1851 ONTARIO PL NW	TIMOTHY J HOLLOWAY
2583	0400	1852 ONTARIO PL NW	SUSAN E MARCISZ LIVING TRUST
2584	0316	1853 ONTARIO PL NW	UWEZO JOHNSON
2583	0399	1854 ONTARIO PL NW	WOONG R KANG
2583	0398	1856 ONTARIO PL NW	THOMAS S PRESCOTT
2584	0822	1857 ONTARIO PL NW	NICHOLAS HAZON
2583	0397	1858 ONTARIO PL NW	MARGARET TYLER
2583	0363	1878 ONTARIO PL NW	SOPHIE RIGNY
2583	0362	1880 ONTARIO PL NW	ALISA A GRAVITZ
2583	0361	1882 ONTARIO PL NW	ETHEL SCOTT
2583	0393	1884 ONTARIO PL NW	CHRISTY A PAPAGEORGE
2583	0392	1886 ONTARIO PL NW	EYDA M MERENDIZ
2583	0391	1888 ONTARIO PL NW	PATRICIA W BRYANT
2583	0390	1890 ONTARIO PL NW	JUAN VERDE
2583	0389	1892 ONTARIO PL NW	ODELL C PIERCE

2580	0422	2716 ONTARIO RD NW	AMIT MAGDIELI
2580	0421	2718 ONTARIO RD NW	J A ALLEN
2581	0290	2719 ONTARIO RD NW	MATTHEW COHEN
2580	0420	2720 ONTARIO RD NW	JUBILEE HOUSING INC
2581	0291	2721 ONTARIO RD NW	BENJAMIN RIPPEON
2580	0419	2722 ONTARIO RD NW	SONIA M DE OCA
2581	0292	2723 ONTARIO RD NW	JACKIE HIGGINS
2580	0418	2724 ONTARIO RD NW	JOHN S AHIRICHS
2581	0293	2725 ONTARIO RD NW	KELLY S JOYCE
2581	0294	2727 ONTARIO RD NW	MAUREEN J CARROLL
2581	0295	2729 ONTARIO RD NW	STEPHEN M LERNER
2581	0296	2731 ONTARIO RD NW	1ST PRINCIPLE INSURANCE LLC
2581	0297	2733 ONTARIO RD NW	VLADIMIR KRAMSKY
2581	0298	2735 ONTARIO RD NW	CHRIST HOUSE
2582	0408	2805 ONTARIO RD NW	MICHAEL I BROWN
2586W	0412	2807 ONTARIO RD NW	VALERIE ALVAREZ
2586W	0411	2809 ONTARIO RD NW	JAMES D VITARELLO
2582	0191	2801 18TH ST NW	LEE F GUNN
2582	0192	2803 18TH ST NW	GREGORY PAPPAS
2582	0193	2805 18TH ST NW	MICHAEL B DAH
2582	0194	2807 18TH ST NW	DESMOND G HUNT
2582	0195	2815 18TH ST NW	MYRA J WHITEHOUSE
2582	0196	2817 18TH ST NW	PAUL G BAILEY
2587	0500	2900 18TH ST NW	CATHERINE A CZUBA
2587	0499	2902 18TH ST NW	KIRAN B MATHEMA
2587	0498	2904 18TH ST NW	LESTER ROY MORTER
2587	0497	2906 18TH ST NW	BRYAN MARRON
2587	0496	2908 18TH ST NW	CHARLES M GARRIOTT
2587	0495	2910 18TH ST NW	RAMON G OSUNA
2587	0494	2912 18TH ST NW	GUILLERMO RUEDA
2587	0493	2914 18TH ST NW	GABRIEL K ROUSSEAU
2587	0492	2916 18TH ST NW	BRETT E COLEMAN
2587	0491	2918 18TH ST NW	NOAM A KUTLER
2587	0490	2920 18TH ST NW	ROSEMARIE A RINN TRUSTEE

Below is a list of the physical signatures that have been collected from large Apartment/Condo buildings throughout the neighborhood. There are 60 signatures below from four separate larger properties.

Property Address	Apt #	Owner
2853 Ontario RD NW	306	Mary Wheeler
	221	Talton Gibson
	501	Mills Davis
	201	William McIlhenny
	403	George Bozzini
	105	Katharine Oliver
	207	Rosalie Conilise
	507	Sonia Raminez
	320	Rachel Pollack
	604	Helene Diener
	510	J Nites
	621	Preston Huey
	315	Brennan Rash
617,619	311	Edith Riley
	Barbara Cleveland	
	Eleanore Hajiah	
	422	Jane Wolkart
	523	Susan Hillenbrand
	110	Kevin Beall
	Alice Mann	
	603	Penny Engel
	105	Courtney Hagner
	608	Steven Mitchell
	206	Gretchen White
	102	Carroll Long
	Anne Dammonell	
	203	Ellen Scully
	101	James Child
	301	Jeanette McDonald
	509	Shirley Street
	501	Brigitte Reyes
	606	Sam Sridhar
	809	Katharine Scacchitano
	402	Winfield Swanson
	Alena Hostetler	
	515	Natalia Fernando
	423	Briana Thibeau
	220	David Facey
	Cathleen Gray	
	Aviva Meyer	
	Barbara McMillen	
	Jane Dolkart	
	Catherine Brood	
	Kevin Phelps	

1811 Ontario PL NW

1773 Lanier PL

2852 Ontario RD NW

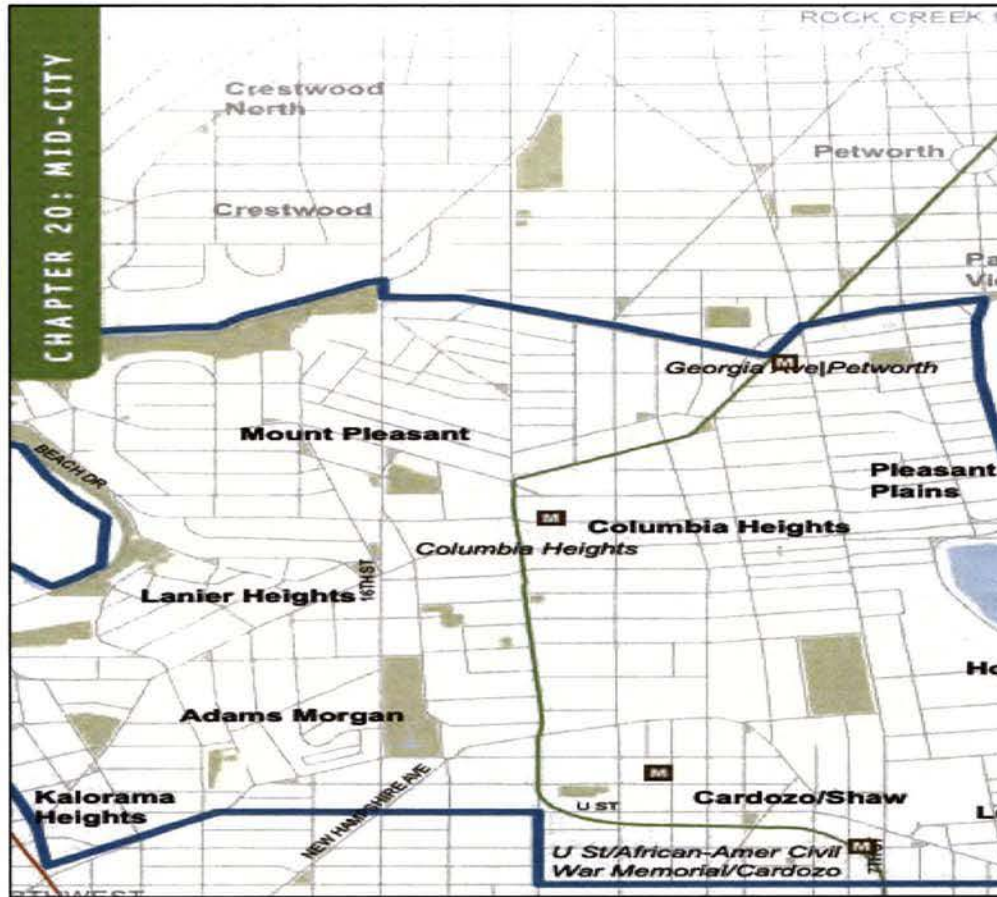
- 3 Allan Anerio
- 3 Anne Midgette
Greg Sandow
- 24 Billie Tyler
- 23 Lilia Solano
- 13 Lee Goldstein
- 27 Ruth Asmerom
- 31 Theodore Pawlik
- 1 Kathleen Gille
- 1 Ernest Suarez
- 2 Diana Suarez
- 3 Lorelei Kelly
- 22 Mara Potermaster
- 22 Mark Morelli
- 31 Jennie O'Finnagan
W. Douglas Tanner

Online Signatures

First Name	Last Name	Email Address	Street Address	City	State	Date Signed	Petition Title	Petition ID
Gregory	Hacke	ga	1801 Clydesdale Pl NW #212	Washington		9/13/14 20:14	Sign the petition to support zoning reform	1
Stephanie	Schwartz	st	2918 18th St NW	Washington, DC		9/6/14 18:11	Sign the petition to support zoning reform	1
Adam	DeLuca	ad	1601 argonne pl nw	washington dc		8/27/14 23:51	Sign the petition to support zoning reform	1
kathleen	holly	gr	1629 Columbia Rd, NW	washington, DC		8/13/14 20:04	Sign the petition to support zoning reform	1
richard	ehrenberg	he	1646 Argonne place n.w. 20009	washington		8/13/14 5:28	Sign the petition to support zoning reform	1
Vicki	Fanney	vf	2801 Adams Mill Rd NW #106	WDC 20009		8/12/14 14:58	Sign the petition to support zoning reform	1
Julie	Davis	Ju	1900 Lamont St NW #504	Washington DC		8/9/14 2:57	Sign the petition to support zoning reform	1
Eric	Davis	Eb	1900 Lamont Street NW #504	Washington, DC		8/9/14 2:37	Sign the petition to support zoning reform	1
John	Andersen	ja	1705 Lanier Pl NW Apt 206	Washington, DC 20009		8/8/14 19:16	Sign the petition to support zoning reform	1
Ellen	Pollak	en	3025 Ontario Rd., NW #201	Washington, DC 20009		8/6/14 1:33	Sign the petition to support zoning reform	1
L.	Lindsey	lia	Clydesdale PL NW	Washington, DC		8/5/14 15:12	Sign the petition to support zoning reform	1
Scott	Goldstein	sd	2252 ontario road nw	washington, dc 20009		7/17/14 17:31	Sign the petition to support zoning reform	1
Alia	Khan	ali	Ontario Rd NW	Washington, DC		7/17/14 17:12	Sign the petition to support zoning reform	1
Stacey	Steep	st	1862 Ontario Place Road, Apt 16	Washington, DC		7/9/14 15:18	Sign the petition to support zoning reform	1
CAITLIN	GRICE	CE	2901 18TH STREET NW, APT 405	WASHINGTON		7/8/14 13:35	Sign the petition to support zoning reform	1
Joan	Mooney	jh	Lanier Place, NW	Washington, DC		4/23/14 23:02	Sign the petition to support zoning reform	1
Kathleen	Pyle	ks	1736 Columbia Road, NW Apt 2015	Washington, D.C. 20009		4/18/14 23:54	Sign the petition to support zoning reform	1
Rachel	Russell	ra	1789 Lanier Place, NW, Unit 32	Washington		4/17/14 0:02	Sign the petition to support zoning reform	1
Gregory	Pappas	gr	18th NW	DC		4/15/14 13:02	Sign the petition to support zoning reform	1
Joanne	Trotter	jo	Ontario Place NW	Washington		4/9/14 18:25	Sign the petition to support zoning reform	1
Nicholas	Lockwood	ni	1817 Ontario Place	Washington		4/9/14 12:58	Sign the petition to support zoning reform	1
Lorelei	Kelly	lo	2852 Ontario Road, NW	Washington DC		4/9/14 2:42	Sign the petition to support zoning reform	1
Ira	Teinowitz	M	1842 Ontario Pl NW	Washington		4/8/14 20:35	Sign the petition to support zoning reform	1
Michael	O'Heron	m	1601 Argonne Pl., NW	Washington, DC		4/6/14 15:43	Sign the petition to support zoning reform	1
Tom	LeBrun	th	1791 Lanier Place NW, #5	Washington		4/4/14 1:50	Sign the petition to support zoning reform	1
Eyda	Merediz	e	Ontario Pl. NW	Washington DC		4/4/14 0:30	Sign the petition to support zoning reform	1
Alison	Garner	ali	1791 Lanier Place, NW, #32	Washington		4/3/14 3:23	Sign the petition to support zoning reform	1
Joseph	Francica	jfr	1810 Ontario Pl	Washington		4/3/14 3:04	Sign the petition to support zoning reform	1
Claudia	MacLachlan	hc	2853 Ontario Rd. NW #623	Washington		4/3/14 2:23	Sign the petition to support zoning reform	1
Janet	Stanley	ja	1791 Lanier Place, NW	Washington, DC 20009		4/2/14 17:48	Sign the petition to support zoning reform	1
Robert	Lange	ro	1814 Ontario Place NW	Washington DC		4/1/14 18:07	Sign the petition to support zoning reform	1
Bobbi	Ponce-Barger	bo	2801 Adams Mill Road NW #402	Washington DC		4/1/14 12:41	Sign the petition to support zoning reform	1
Angel	Torres-Cabassa	Dr	Argonne Place, NW	Washington DC		3/29/14 20:01	Sign the petition to support zoning reform	1
Meg	Staines	m	1768 Lanier Pl NW	Washington, DC		3/29/14 18:58	Sign the petition to support zoning reform	1
michael	rusotto	m	argonne place, nw	washington, DC		3/29/14 17:33	Sign the petition to support zoning reform	1
Suzanne	Allan	su	1786 Lanier Place NW	Washington DC 20009		3/28/14 14:08	Sign the petition to support zoning reform	1
William and Donna	Ronsaville	w	1788 Lanier Place, NW	Washington, DC 20009		3/27/14 21:07	Sign the petition to support zoning reform	1
Marilyn	Mitchell	m	2707 Adams Mill Rd., N.W.	Washington, DC 20009		3/26/14 22:45	Sign the petition to support zoning reform	1
Erin	Johannesen	er	2707 Adams Mill Road, NW	Washington, DC		3/26/14 2:30	Sign the petition to support zoning reform	1
Denise	Albanese	de	1789 Lanier Place NW	Washington, DC 20009		3/25/14 21:22	Sign the petition to support zoning reform	1
Larry	Hennon	he	2707 Adams Mill Rd NW	Washington DC 20009		3/25/14 20:01	Sign the petition to support zoning reform	1
Charlotte Jane	Fior	jf	2707 Adams Mill Road, NW	Washington		3/25/14 18:31	Sign the petition to support zoning reform	1
fernando	lemos	fle	1769lanier pl nw	washington		3/25/14 15:31	Sign the petition to support zoning reform	1
Ruth	Trevarrow	tr	1789 Lanier Pl., NW #43	Washington		3/25/14 14:49	Sign the petition to support zoning reform	1
Charles	Gore	m	1712 Lanier Place, NW	Washington		3/25/14 13:56	Sign the petition to support zoning reform	1
Andrew	Deutz	an	Lanier Place, NW	Washington, DC		3/25/14 13:52	Sign the petition to support zoning reform	1
Jessica	Beels	jb	1781 Lanier Place, NW	Washington		3/25/14 12:59	Sign the petition to support zoning reform	1
Charles	Burg	cg	1781 Lanier Place, NW	Washington		3/25/14 12:57	Sign the petition to support zoning reform	1
Nancy	Huwendick	nh	1698 Lanier Place, NW	Washington, DC		3/25/14 10:21	Sign the petition to support zoning reform	1
Lloyd	Greenberg	llo	1711 Lanier place NW	Wash DC		3/25/14 6:05	Sign the petition to support zoning reform	1
David	Burke	Da	1756 Lanier Place NW	Washington		3/25/14 2:43	Sign the petition to support zoning reform	1
Bonnie	Roberts-Burke	bo	1756 Lanier Place	Washington DC		3/25/14 2:26	Sign the petition to support zoning reform	1
Wendy	Blum	W	1669 Columbia Rd NW	Washington D C		3/25/14 2:17	Sign the petition to support zoning reform	1
John	Zottoli	jo	3025 Ontario Road NW	Washington		3/25/14 2:08	Sign the petition to support zoning reform	1
Barbara	Helmick	ba	2707 Adams Mill Rd NW	Washington DC 20009		3/25/14 1:27	Sign the petition to support zoning reform	1
Maya	Felman	m				3/25/14 1:24	Sign the petition to support zoning reform	1
Mita	Felman	M	1737 Lanier Place Nw	Washington DC		3/25/14 1:20	Sign the petition to support zoning reform	1
Steven	Abbott	ab	2707 Adams Mill Dr. NW	Washington		3/25/14 1:02	Sign the petition to support zoning reform	1
Jeffrey	Tanck	jlt	2707 Adams Mill Road, NW	Washington, DC 20009		3/25/14 0:55	Sign the petition to support zoning reform	1
helene	diener	he				3/25/14 0:49	Sign the petition to support zoning reform	1
Susan	Van Pool	sv	2707 adams Mill Rd. NW #401	Washington, DC		3/25/14 0:30	Sign the petition to support zoning reform	1
Hilda	Gore	ca	1712 Lanier Place NW	Washington DC		3/25/14 0:10	Sign the petition to support zoning reform	1
Paul	Levy	pl	1698 Lanier Place, NW	Washington		3/24/14 23:56	Sign the petition to support zoning reform	1
Stefan	Sullivan	st	1707 Lanier Place, NW	Washington D.C.		3/24/14 23:34	Sign the petition to support zoning reform	1
Alice	Yao	17	1710 Lanier Place NW	Washington		3/24/14 23:26	Sign the petition to support zoning reform	1
Paul	Hunt	p	Argonne Place, NW	Washington DC		3/24/14 14:32	Sign the petition to support zoning reform	1
Stephen	Lerner	s	2729 Ontario Road NW	Washington, DC 20009		3/24/14 4:33	Sign the petition to support zoning reform	1
Chuck	Garriott	C	290818 st NW	Washington, D.C. 20009		3/23/14 22:07	Sign the petition to support zoning reform	1
Debby	Garriott	Dg	2908 18th St	Washington		3/23/14 22:04	Sign the petition to support zoning reform	1
Jennifer	Barger	Jn	1626 Argonne Place NW	Washington dc		3/23/14 21:34	Sign the petition to support zoning reform	1
Susan	Hillenbrand	su	Ontario Road NW	Washington DC		3/23/14 21:20	Sign the petition to support zoning reform	1
Kathleen	Gille	kg	2852 Ontario Rd. NW	Washington DC 20009		3/23/14 21:14	Sign the petition to support zoning reform	1
Douglas	Kingsbury	do	1814 Ontario Place NW	Washington		3/23/14 20:52	Sign the petition to support zoning reform	1
Amanda	Sauer	a	1718 Lanier Pl NW	Washington DC		3/23/14 20:18	Sign the petition to support zoning reform	1
Kevin	O'Brien	Ko	1750 Lanier Pl NW	Washington DC		3/23/14 20:08	Sign the petition to support zoning reform	1
Karen	Smith	ks	1722 Lanier Place NW	Washington		3/23/14 19:38	Sign the petition to support zoning reform	1
Sam	Raskin	M	Lanier place	Dc 20009		3/23/14 19:02	Sign the petition to support zoning reform	1
Nancy	Raskin	Nr	1733 lanier place, nw	Washington, D.C. 20009		3/23/14 18:57	Sign the petition to support zoning reform	1
Maureen	Carroll	m	2727 Ontario Rd NW	Washington DC 20009		3/23/14 16:52	Sign the petition to support zoning reform	1
Thomas	Swegle	tw	1750 Lanier Place NW	Washington		3/23/14 16:06	Sign the petition to support zoning reform	1
Krista	Fisher	Kf	1706 Lanier Pl NW	Washington, DC		3/23/14 14:55	Sign the petition to support zoning reform	1
Virginia	Daley	vi				3/23/14 14:45	Sign the petition to support zoning reform	1
Jorgen	Ullerup	jo	1700 Lanier Pl NW	Washington DC		3/23/14 14:41	Sign the petition to support zoning reform	1
Susan	Leighton	su	1752 Lanier Place, N.W.	Washington, DC 20009		3/23/14 14:12	Sign the petition to support zoning reform	1
Denis	Suski	ds	1706 Lanier Pl NW	Washington, DC		3/23/14 2:27	Sign the petition to support zoning reform	1

Comprehensive Plan

The Lanier Heights neighborhood lies within the boundaries of the Mid-City portion of the District's Comprehensive Plan.



The conversion of Lanier Heights row homes, especially considering the rate at which it's happening **does not** fall inline with the DC's Comprehensive Plan for the Mid-City. Re-zoning to R-4 will help to comply with the Comprehensive Plan and protect the character, homes and green space of Lanier Heights.

Listed below are two key principles of the Comprehensive Plan of the Mid-City that should be upheld.

Policy MC-1.1.1: Neighborhood Conservation

Retain and reinforce the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. The area's rich architectural heritage and cultural history should be protected and enhanced. 2008.2

Policy MC-1.1.5: Conservation of Row House Neighborhoods

Recognize the value and importance of Mid-City's row house neighborhoods as an essential part of the fabric of the local community.

Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect the desire to retain the row house pattern. Land use controls should discourage the subdivision of single family row houses into multi-unit apartment buildings but should encourage the use of English basements as separate dwelling units, in order to retain and increase the rental housing supply. 2008.6

The information regarding the Comprehensive Plan for the Mid-City is available at:

<http://planning.dc.gov/DC/Planning/Across+the+City/Comprehensive+Plan/2006+Comprehensive+Plan/Volume+2+Area+Elements>

Direct link to the document contained on the above referenced page:

<http://planning.dc.gov/DC/Planning/In+Your+Neighborhood/Wards/Ward+2/Comprehensive+Plan+Area+Elements/Mid+City+Area+Element>

BZA cases

Case Status	Relief Type	Address	Applicant	Square	Lot	BZA Case #	Action	Description
Closed		1815 Ontario Pl NW	Jacob Sandier, et al	2584	0126	10484	ORDERED	That the appeal for permission to establish a community center at 1815 Ontario Place, NW., Lot 126, Square 2584, be conditionally granted.
Closed		1815 Ontario Pl NW	Jacob Sandier, et al	2584	0126	11016	ORDERED	That the appeal for permission to continue a community center for three years at 1815 Ontario Place, N.W., lot 126, Square 2584 be conditionally granted.
Closed	Special Exception	1849 Ontario Pl NW	Kirk Freeman	2584	0314	18388	WITHDRAWN	This is an application for a special exception to allow an accessory garage structure under section 223, not meeting lot occupancy (section 403), rear yard (sec. 404), side yard (sec. 404) requirements in a R-5-B District at the premises of 1849 Ontario Place NW. (Sq. 2584 Lot 314)
Closed		1773 Lanier Pl NW	Lanier Associates	2583	0341	12075	ORDERED	Application No. 12075, of Lanier Associates, pursuant to Section 8207.1 of the Zoning Regulations, for variances from the lot occupancy, FAI, side yard and rear yard requirements of the R-5-B Zone, to permit addition and rehabilitation of a twenty-seven (27) unit apartment building as provided by Section 8207.11 of the regulations at the premises 1773 Lanier Place, N.W., Lot 341, Square 2583.
Closed	Special Exception	1797 Lanier Pl NW	Kyung Soo and Kyong Sun Kim	2583	0358	14059	Approved	Application No. 14059 of Kyung Soo and Kyong Sun Kim, as amended, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 7106.11 to change a nonconforming use from television repair shop, first floor, to a dry cleaning business, pick-up and delivery, first floor, in an R-5-B District at premises 1797 Lanier Place, N.W., (Square 2583, Lot 358).
Closed	Variance	1880 Ontario Pl NW	Ralph Caruso and Jane Merritt	2583	362	14510	Approved	Application No. 14510, of Ralph Caruso and Jane Merritt, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the lot occupancy requirements (Sub-section 3303.1) and the open court width requirements (Sub-section 3306.1 and Paragraph 7105.12) to construct a second story, enclosed rear addition to a single family dwelling, a nonconforming structure, in a R-5-B District at premises 1880 Ontario Place, N.W. (Square 2583, Lot 362).
Closed	Variance	1880 Ontario Place, N.W	Ralph Caruso and Jane Merritt	2583	362	15524	Approved	Application No. 15524 of Ralph Caruso and Jane Merritt, pursuant to 11 DCMR 3107.2, for a variance to allow an addition to an existing nonconforming structure (Paragraph 2001.3(a) and (c)), a variance from the allowable percentage of lot occupancy requirements (Subsection 402.2), and a variance from the minimum width of an open court requirements (Sub-section 406.1) for a two-story addition to a nonconforming single-family row structure in an R-5-B District at premises 1880 Ontario Place, N.W., (Square 2583, Lot 362).
Closed		1779 Lanier Pl NW	Frank D. Rogers, Jr. and Thomas M. Kent	2583	334	8012	Approved	
				2582		16519		LOT and address are incorrect, this is for 2124 Kalorama Road, N.W., Washington, DC
Closed		2819 18th ST NW	John James Bauman	2582	828	12388	Granted	Application No. 12388 of John James Bauman for a variance from the location limitations to permit open parking within ten (10) feet of an existing dwelling. The property is in the R-5-B District; at 2819 - 18th Street, N.W., Lot 828, Square 2582. Filed pursuant to Sub-section 8207.11 of the Zoning Regulations for a variance from the strict application of Sub-section 7205.2.
Closed	Variance	2807 18th ST NW	Albert and Audrey Manley	2582	194	14253	Approved	Application No. 14253, of Albert and Audrey Manley, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the lot occupancy requirements (Sub-section 3303.1) and from the prohibition against permitting a private garage measuring less than twelve feet from the Center line of an alley (Paragraph 7402.112) to construct a garage in an R-5-B District at premises 2807 - 18th Street, N.W., (Square 2582, Lot 194).
Closed	Variance	2805 Ontario RD NW	Mary Lee Stein and Mark Rosenman	2582	408	14636	Approved	Application No. 14636 of Mary Lee Stein and Mark Rosenman, pursuant to Section 3107.2 of the Zoning Regulations, for variances from the prohibition against allowing an addition to a nonconforming structure now exceeding the lot occupancy requirements (Section 2001.3), the lot occupancy requirements (Section 403.2), and the rear yard requirements (Sections 404.1 and 2001.3c) proposed rear addition to a single family row dwelling in the R-5-B District at premises 2805 Ontario Road, N.W., (Square 2582, Lot 408).
Closed	Variance	2725 Ontario RD NW	Jet and Margaret Lowe	2581	293	15272	Approved	Application No. 15272 of Jet and Margaret Lowe, pursuant to 11 DCMR 3107.2, for a variance to allow an addition to a nonconforming structure that now exceeds the allowable lot occupancy and the addition creates a new nonconformity of structure, the rear yard (Paragraph 2001.3 (a), (b) and (c)), a variance from the allowable occupancy requirements (Sub-section 403.2), and a variance from the rear yard requirements (Sub-section 404.1) for an addition to a nonconforming dwelling in an R-5-B District at premises 2725 Ontario Road, N.W., (Square 2581, Lot 293).
Closed	Variance	2713 ONTARIO RD NW	Community Service Center	2581	287	16814	Withdrawn	This letter acknowledges your WITHDRAWAL of the above-numbered application. This office received your letter dated January 10, 2003, withdrawing the above-cited application. Please be advised that, pursuant to subsection 3113.10, of the Zoning Regulations your application is hereby WITHDRAWN. No further action will be taken on this application.

BZA cases

Case Status	Relief Type	Address	Applicant	Square	Lot	BZA Case #	Action	Description
Closed	Variance	2725 Ontario RD NW	Patrick Joyce	2581	293	17493	Withdrawn	Application of Patrick Joyce, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 402, a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, and a variance from the court width requirements under section 406, to allow an addition to a multi-family dwelling in the R-5-B District at premises 2725 Ontario Road, N.W. (Square 2581, Lot 293).
Closed	Special Exception	2729 Ontario RD NW	Stephen Lerner	2581	295	17584	Approved	Application No. 17584 of Stephen Lerner, pursuant to 11 DCMR § 3104.1, for a special exception to allow a rear addition to an existing single-family row dwelling under section 223, not meeting the open court (section 406) and nonconforming structure (subsection 2001.3) requirements in the R-5-B District at premises 2729 Ontario Road, N.W. (Square 2581, Lot 295).
Closed	Variance	1629 Columbia RD NW	Leonard Rittenberg	2589	0476	10804	Denied	DENIED ORDER ORDERED: That the appeal for variance from the use provisions of R-5-C District to permit a nurses registry at 1629 Columbia Road, NW, Lot 476, Square 2589, be DENIED.
Closed	Variance	1669 Columbia RD NW	Plaza West Cooperative Association	2589	800	16040	Approved	Application No. 16040 of the Plaza West Cooperative Association, as amended, pursuant to 11 DCMR § 3107.2, for a variance from the use provisions (Section 350) to allow the offices of an insurance agency, a nonprofit organization, a doctor, a dentist, an engineer, a social worker, an artist studio, a grocery store, and/or a newsstand in two basement units of an apartment building in an R-5-D District at premises 1669 Columbia Road, N.W., (Square 2589, Lot 800).
Closed	Special Exception	1629 Columbia RD NW	H and M Enterprises	2589	476	16381	Approved	Application No. 16381 of H and M Enterprises, pursuant to 11 DCMR § 3108.1 for a special exception under Section 354, to establish a retail pet food store (commercial adjunct/convenience store) in part of the basement in an R-5-B/R-5-D District at premises 1629 Columbia Road, NW (Square 2589, Lot 476).
Closed	Variance, Special Exception	1629 Columbia RD NW	H and M Enterprises	2589	467	16496	Approved	Application No. 16496 Application of H and M Enterprises, pursuant to 11 DCMR § 3108.1, (new § 3104.1) for a special exception from Section 354.1 and pursuant to 3107.2 (new § 3103.2) for a variance under Section 354.4 to allow a retail florist shop within an apartment house in an R-5-D District at premises 1629 Columbia Road N.W. (Square 2589, Lot 467).
Closed		1787 COLUMBIA RD NW	Albert Lopatin	2580	815	10941	Withdrawn	WITHDRAWN ORDER ORDERED: That the appeal for variance from the provisions of Section 5102 to permit office use on third floor of building at 1787 Columbia Road, NW, Lot 815, Square 2580, be withdrawn without prejudice.
Closed		1747 Columbia RD NW	Safeway Holding Co.	2580	512	13009	Approved	Application No. 13009, as amended, of Safeway Holding Co., pursuant to Paragraph §207.11 of the Zoning Regulations, for variances from the rear yard requirements (Sub-section 5303.1 and Paragraph 7107.22) and the loading berth requirements (Section 7302) to construct an addition to a retail grocery store, a non-conforming structure, in a C-2-B District at the premises 1747 Columbia Road, N.W. (Square 2580, Lot 512).
Closed	COO	1744-46 Lanier Pl NW	Eugene A. Thompson	2580	0360, 0824	15264A	Denied	Appeal No. 15264 of Eugene A. Thompson, pursuant to 11 DCMR § 3105.1 and § 3200.2, from the decision of Hampton Cross, Administrator, Building and Land Regulation Administration of the Department of Consumer and Regulatory Affairs, made on December 21, 1989 to the effect that the Certificate of Occupancy for a "Bed and Breakfast" use should be revoked for the Adams Inn in an R-5-B District at premises 1744-46 Lanier Place, N.W., (Square 2580, Lots 360-824).
Closed	Appeal	1744-46 Lanier Pl NW	Eugene A. Thompson	2580	0360, 0824	15264B	Stay Granted	ORDER GRANTING A STAY This appeal is before the Board on the motion of the appellant for a stay pending consideration by the District of Columbia Court of Appeals of the petition for review of the decision of the Board. By Order dated February 22, 1991, the Board denied the appeal of the proposed revocation of Certificate of Occupancy No. 8132960.
Closed	Amendment	1744-46 Lanier Pl NW	Eugene A. Thompson	2580	0360, 0824	15264C		AMENDMENT TO FINAL ORDER The Board granted the appeal by its order dated February 27, 1992. On March 9, 1992, counsel for the appellant filed a motion to correct a portion of the second sentence in Finding of Fact No. 6 of the Board's final order dated February 27, 1992. The second sentence of Finding of Fact No. 6 reads as follows: "No Certificate of Occupancy was applied for or received for lots 359 or 824."

BZA cases

Case Status	Relief Type	Address	Applicant	Square	Lot	BZA Case #	Action	Description
								RECONSIDERATION ORDER INTRODUCTION: The Board voted to deny the appeal at its public meeting of May 2, 1990. The order denying the appeal became final on February 22, 1991. The Board concluded that the actual use of the premises is inconsistent with the rooming house certificate of occupancy and that the appellants had the responsibility of applying for the occupancy permit that most accurately described the intended use. The appellant filed an appeal of the Board's decision with the District of Columbia Court of Appeals. The appellant also filed with the Board a motion dated March 22, 1991, to stay the effectiveness of the Board's February 22, 1991 order denying the appeal. On April 3, 1991, the Board granted the stay pending resolution of the matter by the Court of Appeals. Based on another decision made by the Board on April 3, 1991 favoring appellants in a similar case, the subject appellant requested that the court remand the case to the Board. The government consented to this request. The case was remanded on June 6, 1991. On June 14, 1991, the appellant filed with the Board a motion for reconsideration of the decision in the appeal. In support of his motion, the appellant argued that the government is estopped from revoking the certificate of occupancy and that the doctrine of laches bars the revocation.
Closed	NO Case documents	1744-46 Lanier Pl NW	Eugene A. Thompson	2580	0360, 0824	15264D	See Order	
								Appeal No. 15685 of Eugene A. Thompson, pursuant to 11 DCMR 3105 and 3200, from the decision of the Zoning Administrator resulting in the failure of the Zoning Administrator to properly act upon applications for certificates of occupancy for two rooming houses in the R-5-B District at 1746 Lanier Place, N.W. (Square 2580, Lot 359) filed on December 16, 1987 and at 1748 Lanier Place, N.W. (Square 2580, Lot 824) filed on May 6, 1987. ORDER DISMISSING APPEAL. The subject appeal was filed in the Office of Zoning on March 11, 1992. The stated basis for the appeal was the failure of the Zoning Administrator to issue certificates of occupancy to allow the use of the subject properties as rooming houses under the Zoning Regulations in effect at the time the applications for certificates of occupancy were made and the failure of the Zoning Administrator to adequately process the applications pursuant to 14 DCMR 1402.5.
Closed		1744-46 Lanier Pl NW	Eugene A. Thompson	2580	824	15685	See Order	
Not Included C-2-A	Closed	Variance, Special Exception	1827 Adams Mill RD NW	Pereus 1827 Adams Mill Investments LLC	2580	0853, 0521 on Zone Map	18533	Approved
								Application No. 18533 of Pereus 1827 Adams Mill Investments LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a variance from the number of required parking spaces under § 2103.1, a variance from the rear yard requirement under § 774, and a special exception from the roof structure requirements under § 411.11, to allow the construction of a mixed-use retail, service and residential building in the C-2-A District at premises 1827 Adams Mill Road, N.W. (Square 2580, Lot 853).