

March 12, 2016

Anthony Hood, Chairman

The Zoning Commission

441 4<sup>th</sup> Street, NW, Suite 200-S

Washington, DC 20001

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RE: Applicant/Case Name: Residents of Lanier Heights & ANC 1C

Case Number: 15-09

Dear Chairman Hood, Vice Chairwoman Cohen, Mr. Miller, Mr. Turnbull and Mr. May,

We are writing to you to urge the Zoning Commission to change the zoning in our Lanier Heights neighborhood to R-4 from the current R-5-B designation.

We have been owners of a single family Wardman house at 1733 Lanier Place, NW since August of 1969. We specially moved here because we appreciated not only the diversity of the population but also because the neighborhood was a mixture of single family houses and large and small apartment buildings in walking distance of banks, shops, grocery stores and restaurants. The people who lived here were single, married and families with children from all walks of life.

Our own children grew up in the neighborhood attending public schools along with many other children who lived nearby. Recently, the H.D. Cooke public school was renovated. It has a good reputation and many families in the neighborhood send their children there. As the single family row houses are being turned into small condo units, it precludes families with children from moving into this area. If this is allowed to continue, there will be fewer and fewer in the neighborhood attending this school. This seems a waste of the taxpayers' money that went into vastly improving the facilities and curriculum at H.D. Cooke.

A major concern that we have with the current zoning is that it allows developers to buy up the well-constructed 100 plus year old single family housing stock and destroy them. We watched with horror as the completely restored house across the street from us at 1726 Lanier Place was totally gutted and turned into eight small condos. The family who sold the house had two young children, one of whom was enrolled at H.D. Cooke. The owner hoped to find a family like his to purchase the house. Once he put it on the market, however, a developer immediately offered him hundreds of thousands above his asking price in cash and he said he couldn't turn it down.

ZONING COMMISSION  
District of Columbia

CASE NO. 15-09

EXHIBIT NO. 33

ZONING COMMISSION  
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CASE NO.15-09  
EXHIBIT NO.33

Although Lanier Heights is interspersed with many small and large apartment buildings, the neighborhood is further enhanced by the modest size and varied architecture of its single family homes. People like us who live in these homes are fortunate to have backyards which afford light, air, green space and gardening endeavors in an urban setting unblocked by neighboring buildings. When the condo conversions occur in a row house, it eliminates the rights of adjacent property owners to enjoy their outside space. Further, the pop-ups as they are called do not fit in with the character of the remaining row houses and create an unwelcome eyesore visually.

We are not against using property in Lanier Heights which is already zoned for commercial use to erect condos for people to purchase or rent as long as it does not impinge on neighboring non-commercial properties. Our neighborhood has always been densely populated and it is one of the things that makes the neighborhood vibrant. Within the past few years, the number of new condo buildings on commercial properties have increased dramatically in the area. Even as we write this letter, a new large condo complex is being developed on Columbia Road. Why then does the city need to help facilitate the destruction of the remaining beautiful row houses to convert into even more condos and thereby ruin a major asset of Lanier Heights?

We hope that you will help to preserve this wonderful neighborhood for the future. There does not seem to be any way to prevent Lanier Heights from being radically changed given the current zoning. We plead with you, therefore, to down zone the squares listed in the petition to an R-4 Zone District.

Thank you for your assistance. We are submitting this letter for inclusion in Case Number 15-09.

Sincerely,

Nancy and Sam Raskin

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Washington, DC 20009

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