

Hanousek, Donna (DCOZ)

From: cbehroozi@verizon.net
Sent: Wednesday, March 16, 2016 1:59 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: SUPPORT for 15-09 – DC Zoning Commission: Lanier Heights R-4 Hearing (March 21, 2016)

Dear Members of the Zoning Commission,

I am a resident and property owner at 1642 Argonne Place NW in Lanier Heights, and I support a change to R-4 zoning as set forth in case 15-09. I respectfully request that this letter of support be entered into the public record. There are many compelling reasons to support R-4 zoning, and to me, maintaining housing opportunities which encourage a diverse community is the most important of all.

The Census Bureau's 2014 American Community Survey shows that 92% of all housing units in Census Tract 39 (which is Lanier Heights) are in multi-unit buildings. In other words 92% are apartments, most if not all of which are studios, one- and two-bedrooms. And that percentage is rising with the recent addition of two large apartment buildings, one on Columbia Rd. and one on Adams Mill Rd. Converting rowhouses to apartment buildings, which current zoning regulations allow, will make that already-high percentage rise even more and housing opportunities will become more limited.

Consider this: each conversion to an apartment building means a row house destroyed – one less in an already small pool. Each row house destroyed is an opportunity destroyed – an opportunity for a family of four or five, maybe with kids, maybe with a retired parent, to enjoy the benefits of a tight-knit community – or an opportunity for a group of young people to affordably live on their own, near their jobs and entertainment, and near their friends and cohorts who are living in nearby apartments. I don't want to see these opportunities destroyed, and I'm convinced that maintaining the status quo with R-5-B zoning will lead to exactly that outcome.

Please support R-4 zoning and maintain housing opportunities for all. Thank you.

Cy Behroozi

1642 Argonne Place NW

ZONING COMMISSION
District of Columbia
CASE NO. 15-09
EXHIBIT NO. 55