

## Letter in Opposition from Andrew LeBoeuf Photo Survey of One Block of Lanier Place

Since first becoming aware of the downzoning issue, it has been clear that fear and emotion operate as the top driving forces to oppose rowhome conversions. Scare tactics included claims that rowhome conversions would result in increased rodent population, "inadequate" landscaping, the destruction of "family" housing, etc. Consequently, for the first several months while living on Lanier Place, we had disparaging signs either placed on or directed at our property, witnessed neighbors frequently stopping pedestrians on our street and directing them to our building as an example of what is "ruining family housing," and came across a plethora of websites and handouts that have included photographs of my home as an example of what is "destroying the neighborhood." While these overt actions against our building have largely subsided, their overall impact has had lasting effects. It has created a neighborhood divide between those who own rowhomes and the rest of the Lanier Heights community, especially those who own condos in rowhome conversions. It's everyone's neighborhood, not just those who own rowhomes, and we all have invested in this community.

The discussion on whether to maintain current zoning or downzone the Lanier Heights neighborhood has always been challenging. The ANC has been fundamental in facilitating these discussions and I thank them for doing so; however, at certain points, they made the process more frustrating. Given the emotional charge associated with this discussion, many looked to the ANC as being the neutral "governing body" to voice concerns and provide resolutions in the best interest of the community as a whole. However, from the time my partner and I became involved in this conversation, it was obvious some members of the ANC favored the downzoning proposal. Specifically, approximately a month before the November, 2014, ANC Special Forum on Lanier Heights, the Chair of the ANC stated to my partner that he would likely support the proposal to rezone the rowhomes in Lanier Heights. The Chair communicated this same position to me via email almost two weeks in advance of the ANC Special Forum. The Chair's position served to empower those in support of downzoning and left those of us in opposition at a clear disadvantage before any public testimony was presented.

### R-5-B Zoning Creates Family Housing

The definition of what constitutes a "family" is personal: what defines "family housing" is equally as variable. However, multiple signs/websites in support of the downzoning proposal seem to only advocate for families of one kind: married with children.

The fact is my partner is my family and our current condo is our "family home." The needs of my family and every family that lives within my building are unique. When my partner and I first set out to view homes within the District, we developed a set of criteria that defined our needs: ample living space, multiple bedrooms/bathrooms, accessibility to public transportation, and neighborhood amenities. Adams Morgan/Lanier Heights was our first preference and our current home immediately caught our interest. It is buildings like ours that actually create family housing that meets the needs of younger professional couples that don't require the space or want the responsibility that comes with owning a single row-home. Our current home provides for more than enough space should we consider expanding our family in the future.

ZONING COMMISSION  
District of Columbia

CASE NO. 15-09  
EXHIBIT NO. 56

Additionally, our building provided four families the opportunity to purchase homes that not only met their needs, but were within their neighborhood of choice. The current zoning of Lanier Heights provides the flexibility for greater varieties of family housing like ours and contributes to the continued success and diversity of the Lanier Heights neighborhood.

### **Current Zoning Makes Homes More Affordable**

Under current zoning, our developer had the opportunity to build four separate condo units from the existing structure while being consistent with the character of the neighborhood. That would not be possible under R-4 zoning. But two unit matter-of-right conversions under R-4 will allow turning an expensive single family row home into two expensive luxury condos. What will be lost is the possibility of adding one or two more moderately priced units in the same space.

### **Owners of Rowhomes Are Not Required To Sell To Developers**

Developers can still buy and convert Lanier Heights row homes under R-4 zoning, but no matter the zoning, homeowners are not required to sell to developers. Several recent sellers on Lanier Place made it clear that they would not entertain offers from developers. This right will exist under either zoning structure.

It is highly unlikely that my partner and I would have been able to afford our current home under the limitations of R-4 zoning. Downzoning will support the preferences of one group of current residents at the expense of all other current and future residents of Lanier Heights.



**Andrew LeBoeuf**  
Lanier Heights home owner  
1696 Lanier Place NW

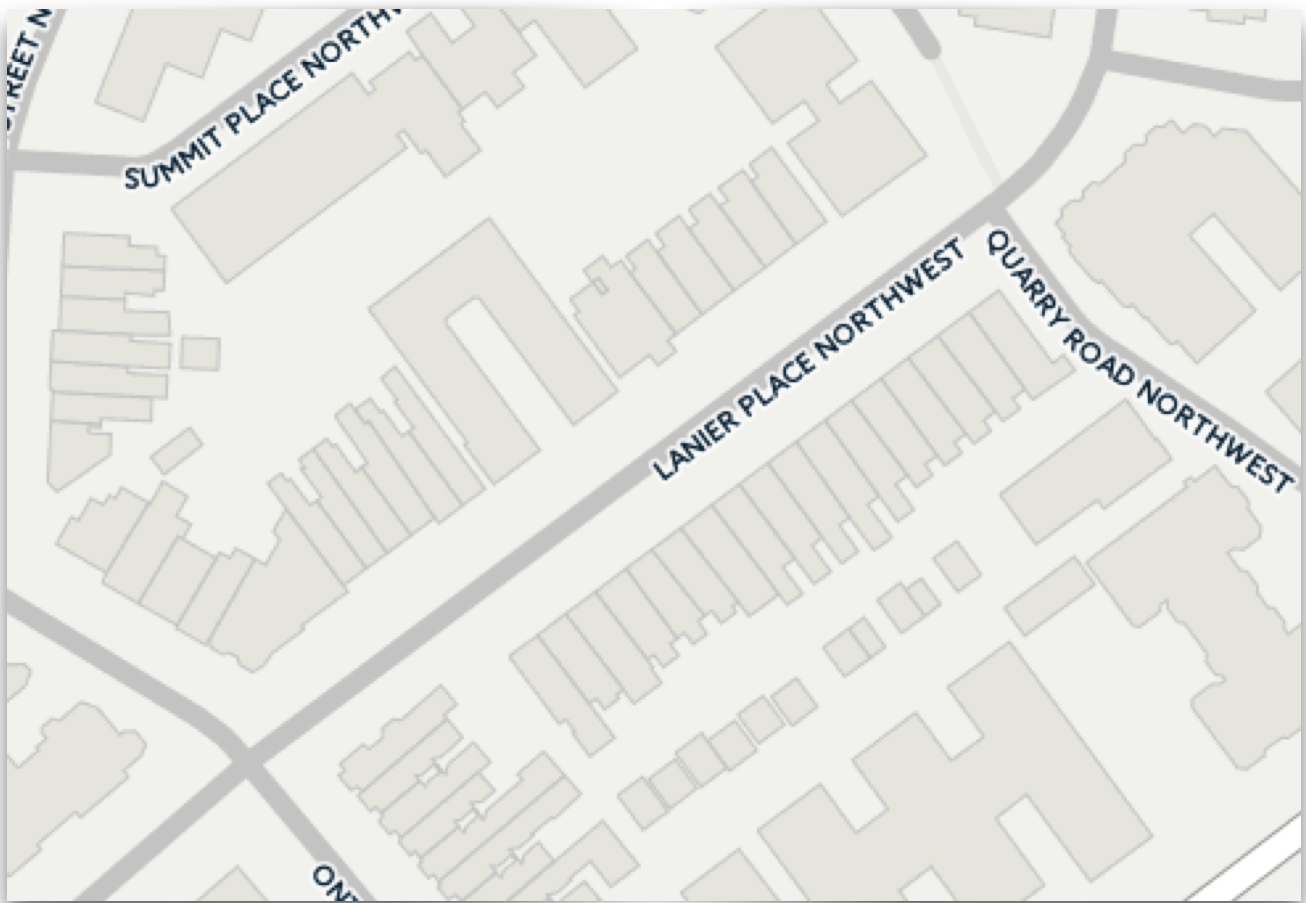
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## **MAP AND PHOTO SURVEY OF TWO BLOCKS OF LANIER PLACE**

The following pages show maps of the block of Lanier Place NW between Quarry Road and Ontario Road. Photos show this block has a few small groups of row houses surrounded by large apartment buildings. Row house groups are further separated by smaller apartment buildings within the block. Two row houses are multi-unit condos: 1696 and 1726 Lanier Place.

The block of Lanier Place between Argonne Place and Harvard Street is 100% apartments.

**LANIER PLACE between Quarry Road & Ontario Road: Squares 2581 - 2582**



# Lanier Place Row Houses: Square 2581



Two views from the corner of Quarry Road & Lanier Place.



1694 Lanier Place on the corner  
1696 Lanier Place is a 4-unit condo



1700 to 1708 Lanier Place



1708 to 1718 Lanier Place



1714 to 1722 Lanier Place

This side of this block has 17 row houses. Two are recent condo developments.



**1720 to 1726 Lanier Place, including view of alley entrance for Ontario Road.**



**NEW HOUSING FOR NEW NEIGHBORS: 1726 Lanier Place contains eight units and has four parking spaces at the side and rear of the alley.**

**SEE ALL EXHIBITS IN OPPOSITION TO CASE 15-09 ONLINE:**

**Neighbors Against Downzoning website: [www.nadz.org](http://www.nadz.org)**

**Zoom in online for color photo details not viewable in print documents.**

**LANIER PLACE ALLEY VIEWS: East side: Even numbers: Square 2581**



**Views of Lanier Place Alley from Quarry Road**



**Lanier Place: 1694 to 1702 have small back yards compared to 1704 through 1726.**



**Lanier Place Alley looking toward Ontario Road Alley (East side: Square 2581)**

# Lanier Place Row Houses: Square 2582



**Two views of apartments at 1741 Lanier Place: Corner of Lanier Place & Ontario Road**



**Six Lanier Place Row houses: 1739 to 1729**



**1725 Lanier Place: Apartments / condos**



**Seven more on Lanier Place: 1719 to 1707**



**1705 Lanier Place: Apartments / condos**

**LANIER PLACE ALLEY VIEWS: Square 2582**



**1741 Lanier Place - 2803 Ontario Rd**



**Alley entry: Ontario Road & 18th St**



**Two alley views of 1739 Lanier Place**



**Apartments at 1725 Lanier Place, row houses 1729 - 1737 Lanier Place.**

**View behind 1707 to 1719 LANIER PLACE: Square 2582**



**Back yards of row houses abut rear yard of Summit House apartments.**



# Lanier Place Apartment Block: Squares 2589 - 2590



**Lanier Place between Argonne Place & Harvard Street: all apartment buildings.**



**Lanier Place looking north toward 18th Street: all apartment buildings.**



**Looking toward Harvard Street from the corner of Lanier Place and Argonne Place.**