

# **Opposition to Case 15-09 from LOU CAPANNELLI, Lanier Heights Single Family Home Owner.**

## **Photo Survey of Lanier Place between Adams Mill Road and Ontario Road.**

I am a native Washingtonian who has owned my single family row house on Lanier Place for approximately 18 years. It is located on the block between Ontario Rd. and Adams Mill, one property away from the firehouse and two properties away from the newest development (Lanier Station) at 1767 Lanier Place (next to the firehouse).

I don't agree with the fear mongering approach that those who favor reform have used to cause undue panic in Lanier Heights to drive support for their proposal. When I first heard about an effort to downzone Lanier Heights, I couldn't believe it would ever be taken seriously.

I don't see the "radical change" or "negative effects" that our block and the Lanier Heights neighborhood is supposedly experiencing. Based on my observations over the past two decades in Lanier Heights, reform isn't necessary, doesn't reflect current urban planning practice for properties adjacent to commercial districts and numerous multifamily properties and is not in the best interest of prospective new residents or the city.

My block of Lanier Place currently has approximately one dozen 4 or 5 story multifamily structures and includes a handful of renovated former single family homes. The majority of the larger structures are 40+ years old. Only four or five single family homes out of approximately 55 homes have been significantly modified in recent years. This is less than 10% of the single family homes in my block and clearly doesn't reflect a significant change.

Most of the major renovations occurred in the past ten years. These redesigns and expansions of single row houses into small multi-unit buildings are due to changing demographic demand. Data supports that "The American Dream" of home ownership has changed, due to increasingly higher costs and the nature of employment opportunities for younger working age persons. Lanier Heights and the District of Columbia is evolving, as it needs to evolve, to meet these realities and to remain competitive in today's world. The city must have competitive housing options to support its population or VA and MD will continue to gain new residents at a loss to the District.

My understanding is that Lanier Heights was never planned as a single family row house neighborhood. A relatively small number of single family homes evolved based on demand at the time, just as smaller, more efficient residential options are currently in demand.

The small number of redeveloped homes have improved Lanier Heights, providing much needed housing for younger people who are in their prime working years. Small scale condo developments provide unique opportunities for residents to own a home in the city at a cost as low as 30% the value of my house.

The value of our homes provides a financial safety net if we have serious health issues or other financial crises. This may be extremely important to me and other home owners and is a major part of my retirement planning. My house is the single largest component of my finances and anything which lowers or slows the appreciation of its value harms my family's financial future.

There is no shortage of single family homes in the area. Nearby to Lanier Heights is Mount Pleasant, an R-4 neighborhood with many more lower density row house blocks and a higher proportion of single family homes to apartment buildings than Lanier Heights. The redefinition of Mount Pleasant and other R-4 zones by the zoning commission last year has already preserved thousands of single family homes for the city.

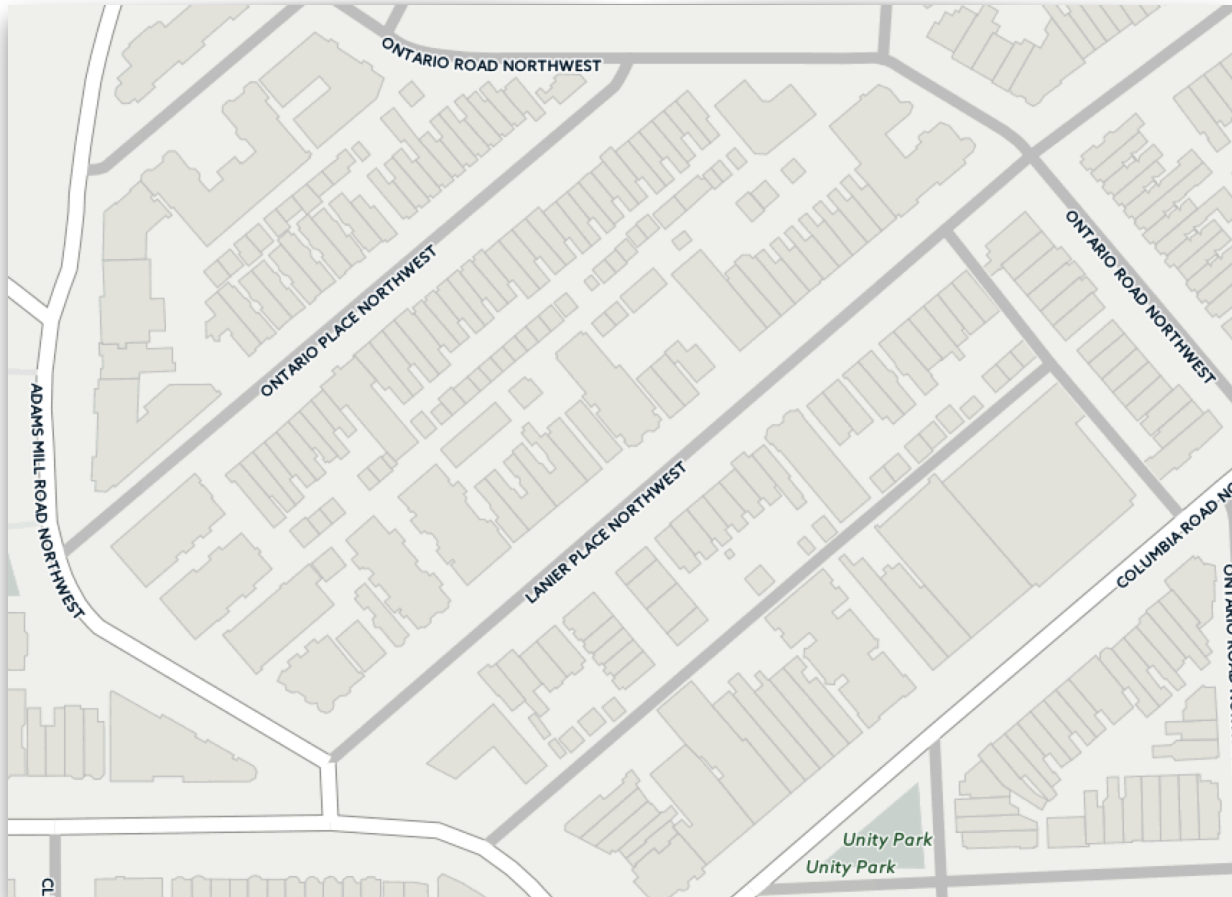
Supporting density close to existing amenities is prudent planning, reducing density is the opposite. The current R5B zoning of Lanier Heights is exactly what it should be.



Lou Capannelli  
1759 Lanier Place NW

### **LANIER PLACE NW between Ontario Road & Adams Mill Road.**

This map shows the block of Lanier Place between Adams Mill Road and Ontario Road. The following pages show photos of 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.



**Map shows the block of Lanier Place between Ontario Road and Adams Mill Road, where row houses are already surrounded by large apartment buildings with small and medium sized apartment houses on both sides of the block.**

**LANIER PLACE: WEST BLOCK: EVEN NUMBERS : SQUARE 2580**



**1730 Lanier Place**



**1732 - 1734 - 1736 Lanier Place**



**1732 - 1742 Lanier Place**



**1742 - 1748 Lanier Place: Adams Inn**



**1748 - 1750 - 1752 Lanier Place**



**1754 Lanier Place: The Duddington**



**1754 - 1756 Lanier Place**



**1756 - 1762 Lanier Place**



**1758 - 1768 Lanier Place**



**1776 Lanier Place: Lanier Mews**



**1776 - 1778 Lanier Place: Lanier Mews**



**1776 - 1778 - 1784 Lanier Place**



**1784 - 1790 Lanier Place**



**1784 - 1790 - 1794 Lanier Place**



**1794 Lanier Place: The Adamo**



**The Adamo viewed from Calvert Street**

**LANIER PLACE ALLEY: EVEN NUMBERS: SQUARE 2580**



**Lanier Mews and adjacent row homes**



**Lanier Place parking behind row homes**



**1776 - 1778 Lanier Place: Lanier Mews**



**The Adamo and Lanier Mews**



**Calvert Street from Lanier Place alley**



**Calvert Street from Lanier Place alley**



**1792 Lanier Place: The Adamo**



**1792 Lanier Place: The Adamo**

**LANIER PLACE: WEST BLOCK: ODD NUMBERS : SQUARE 2583**



**1761 - 59 - 57 - 55 - 53 - 51 Lanier Place**



**1751 - 49 - 47 - 45 Lanier Place**



**1767 Lanier Place: Lanier Station**



**Lanier Station, Firehouse, 1761 - 1759**



**1773 - 1771 Lanier Place**



**1771 - 1769 Lanier Place**



**1779 - 1777 - 1775 Lanier Place**



**1777 - 1775 - 1773 Lanier Place**



**1789 - 87 - 85 - 83 - 81 Lanier Place**



**1787 - 85 - 83 - 81 - 79 - 77 Lanier Place**



**1791 - 1789 - 1787 Lanier Place**



**1789 - 1787 - 1785 Lanier Place**



**1793 - 1791 Lanier Place**



**1791 - 1789 Lanier Place**



**Lanier Place from Adams Mill Road**



**1795 - 1793 Lanier Place**

**LANIER PLACE ALLEY: ODD NUMBERS: SQUARE 2583**  
**This alley is between Lanier Place and Ontario Place.**



**View from rear of Firehouse and Lanier Station looking to Ontario Road.  
Ontario Place to the left, Lanier Place to the right.**



**View from rear of Firehouse in direction of Adams Mill Road.  
Lanier Place on the left, Ontario Place to the right.**

**ROOFTOP VIEWS FROM 1759 LANIER PLACE**



**2800  
Ontario  
Road  
apartment  
building**



**THE ONTARIO  
rises over  
smaller  
apartment  
building  
next to  
Ontario Place  
row houses**



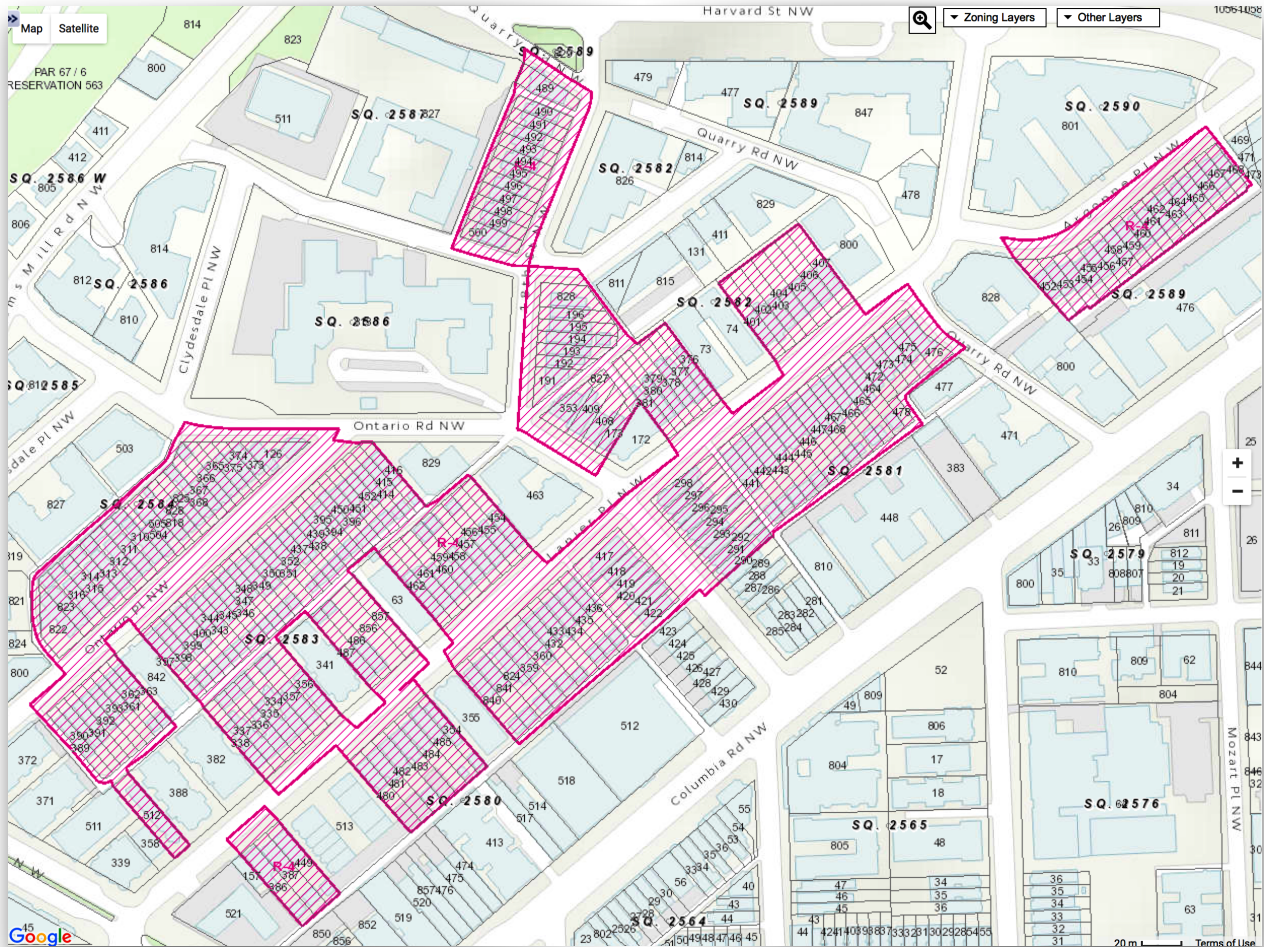
**View of the  
Firehouse  
and  
Ontario Place  
row houses.**

**THE ONTARIO  
is still  
in the  
picture.**

## R5B ROW HOUSE BLOCKS PROPOSED FOR REZONING TO R4.

Lanier Heights is an apartment house neighborhood with small groups of row houses scattered around the map. The proposed rezoning attempts to create a lower density single family area within this moderate to medium density apartment neighborhood, resulting in this jigsaw-puzzle map, the very definition of “spot zoning”.

Many home owners are rightly outraged that their long standing zoning rights may be lost based on the fears and anxieties of those who cannot accept the reality that Lanier Heights is an apartment house neighborhood.



**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.**