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Letter in Opposition from The MAKRIS Family Photo Surveys of Lanier Place and 18th Street

Dear Zoning Commissioners,

We have called 1755 Lanier Place our home for ten years. We bought our property in 2006 and have loved our neighborhood for a decade. We oppose the petition to down zone Lanier Heights, as do the owners of both of the properties adjoining ours, as well as other property owners on our block. We strongly oppose the down-zoning petition that is currently before you for the reasons stated below.

Our home's zoning was one of the most important reasons we chose to purchase it. We relied on the fact that we would be able to expand our home as much as was necessary as our family grew. We made a very deliberate choice in buying a home that was zoned R-5. Had our current home been zoned R-4 when we were in the market for a home, we would have purchased a home elsewhere. If you grant the petition before you, the basis on which we relied when we purchased our home will be taken away. We believe this to be unjust not only to us, but also to any neighbors who made this same reliance when making what is for most people the largest investment of their lives.

When we purchased our home, we sought an R-5 zone so that we could plant roots, get to know our neighbors, and raise our family. We bought our house believing that we would never have to move. We have one child and plan on a larger family in the future. We want to be able to expand our home as our family grows. If this rezoning petition is granted we will be unable to expand our home as we planned.

Our home will be significantly devalued if the petition to downzone is granted. Just as we saw the positive benefit in purchasing a home that could be made larger to fit a growing family, we know other buyers will see the same benefit when looking at homes in our neighborhood.

The proponents of rezoning have focused only on R-5 as an attractive zoning designation for developers. In fact, the current zoning is important to families. We know this because we were that family ten years ago.

The fact that this petition will have negative consequences for so many, including us, is even more upsetting when you take into account why this petition was brought to you. I believe there is more at stake here than appeasing a few neighbors who are afraid of the future.

We hope the commissioners will act wisely on this application. We respectfully request that you do not downzone Lanier Heights.

Nicolas and Elizabeth Makris

Nic, Elizabeth, and Leila Makris
1755 Lanier Place NW

ZONING COMMISSION
District of Columbia
CASE NO. 15-09
EXHIBIT NO. 60



Firehouse next to 1761 Lanier Place



1761 Lanier Place: position unknown



1759 Lanier Place: opposed to R4



1757 Lanier Place: opposed to R4



1755 Lanier Place: opposed to R4



1753 Lanier Place: opposed to R4

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

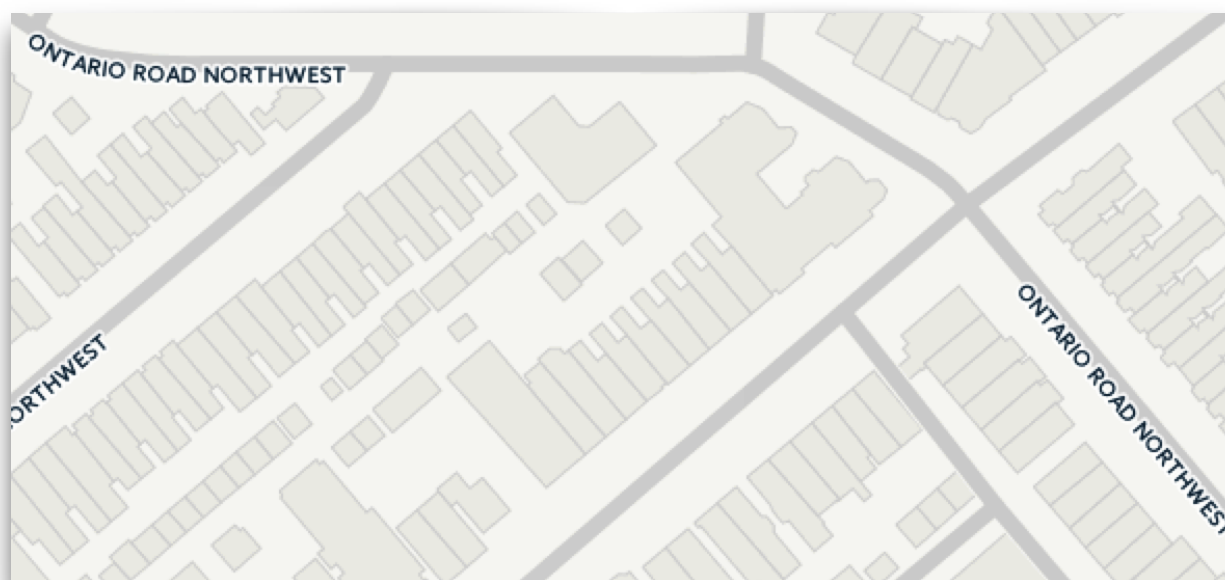
Neighbors Against Downzoning website: www.nadz.org

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

OPPOSING GROUPS IN ONE PART OF LANIER PLACE

Row houses 1745 through 1761 in Square 2583 face row houses 1730 through 1752 on the other side of Lanier Place (Square 2580). These small groups of row houses are bounded by apartment houses: 2800 Ontario Road, 1767 Lanier Place (Lanier Station), 1754 Lanier Place (The Duddington). The Adams Inn occupies three row houses. 1730 Lanier Place is operated as a multi-unit residence by a social services organization. **Five home owners favor rezoning, four home owners are opposed, and seven have not declared a preference.**

SQUARE 2583:		SQUARE 2580:
2800 Ontario Road apartment building	LANIER PLACE	1730
		1732
		1734 favors R4
1745		1736
1747 favors R4		1738
1749		1740
1751 favors R4		
1753 opposes R4		1742: Adams Inn
1755 opposes R4		1746: Adams Inn
1757 opposes R4		1748: Adams Inn
1759 opposes R4		
1761		1750 favors R4
		1752 favors R4
FIREHOUSE		
1767: Lanier Station		1754: <u>Duddington</u>



LANIER PLACE NW: 1730 through 1754: 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

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18th Street NW between Ontario Road & Quarry Road.
These row houses are already surrounded by large apartment buildings.



Street views of 2800 block of 18th Street NW in Lanier Heights.



Alley views of 2800 block of 18th Street NW in Lanier Heights.



Street views of 2900 block of 18th Street NW in Lanier Heights.



Alley views of 2900 block of 18th Street NW in Lanier Heights.



Views of 2922 18th Street NW: five unit residence.

Most of the row homes on 18th Street have small front yards and undersized back yards. These R5B zoned houses would be nonconforming structures under R4 regulations. One corner lot with a single house has been converted to a 5-unit building with three parking spaces; two row houses have been developed as dual-unit condos; two more are vacant and gutted awaiting conversion to new housing for new neighbors.



Alley view of 2900 block of 18th Street showing proximity of large apartment buildings. The ONTARIO in the background fills an entire square in Lanier Heights.



**NEW HOUSING FOR NEW NEIGHBORS:
One of two 18th Street row houses currently awaiting redevelopment.**