

Letter in Opposition from JACKIE GREENBAUM

Photo Surveys of Ontario Road in Lanier Heights & Quarry Road

I am a longtime resident owner of an Ontario Road row house, located in a block which is partly zoned commercial and partly zoned R5B; it is an excellent example of the typical blocks in Lanier Heights in terms of diversity.

This is what my block looks like from one end to the other (the east side of the 2700 block of Ontario Rd.):

- a corner bodega with a lovely massage and wellness center above it
- a row house used commercially as a child care facility
- a “pop-up” which contains several condominium units
- a row house rented as a “group” house by numerous unrelated young adults and students
- 2 single family row houses
- my house (single family row house with basement rental unit)
- a rental group house with basement rental unit
- 3 single family row houses
- a large multi unit house providing social services to transient occupants

Across the street on the west side, in reverse order:

- St. Joseph’s hospice center (in a large corner row house facing Lanier)
- 2 single family row houses with basement rental units
- 3 rental group houses with multiple unrelated tenants, some with separate basement units
- a handsome pop up (2714 Ontario) with 6 units in a former row house
- a row house used for commercial office (accounting & tax services)
- 2 rental group row houses with multiple unrelated tenants and basement rental units.
- 3 row houses used commercially (including a diplomatic chancery and a social services provider)
- a commercial building with a hair salon and residential apartments above.

On Lanier Place between Adams Mill and Ontario Rd. are numerous large apartment buildings, several small apartment and condo buildings, a dentist’s office, a law office, a large bed and breakfast (The Adams Inn) occupying 3 large row houses and lots, a hospice center and a fire house.

I oppose downzoning Lanier Heights for the following reasons:

1. Lanier Heights is not a row house neighborhood. Large and mid-size buildings bookend and bisect every block—there is no uniformity in style, size or use of the dwellings on any given block, certainly no preponderance of single family row

houses over other types of structures. Therefore the argument to “protect a single family townhouse neighborhood” is based on a faulty premise.

2. Many of the row houses that do exist are used commercially, for professional services, or for charitable and religious organizations to provide social services. These varied uses are intermixed with residential uses on almost every block, further contradicting the argument that we are primarily a single family residential neighborhood.

3. Zoning policies should not be determined simply by a popularity contest; they should conform with an overall housing, use and growth plan for the city and take into account the public good, not just the desires of a relative few.

4. Downzoning is a “taking” of property rights. If it is to be based on the popular sentiments of neighborhood residents, it should be nearly unanimous. This is not the case in Lanier Heights, where there is substantial opposition to this rezoning application.

5. There is a housing crisis in DC, and every neighborhood should do their share to help solve the crisis, rather than just push the problem to other neighborhoods or leave it for the future. An apartment neighborhood such as Lanier Heights should not be downzoning.

Please reject the application for rezoning in Case 15-09.

Sincerely,

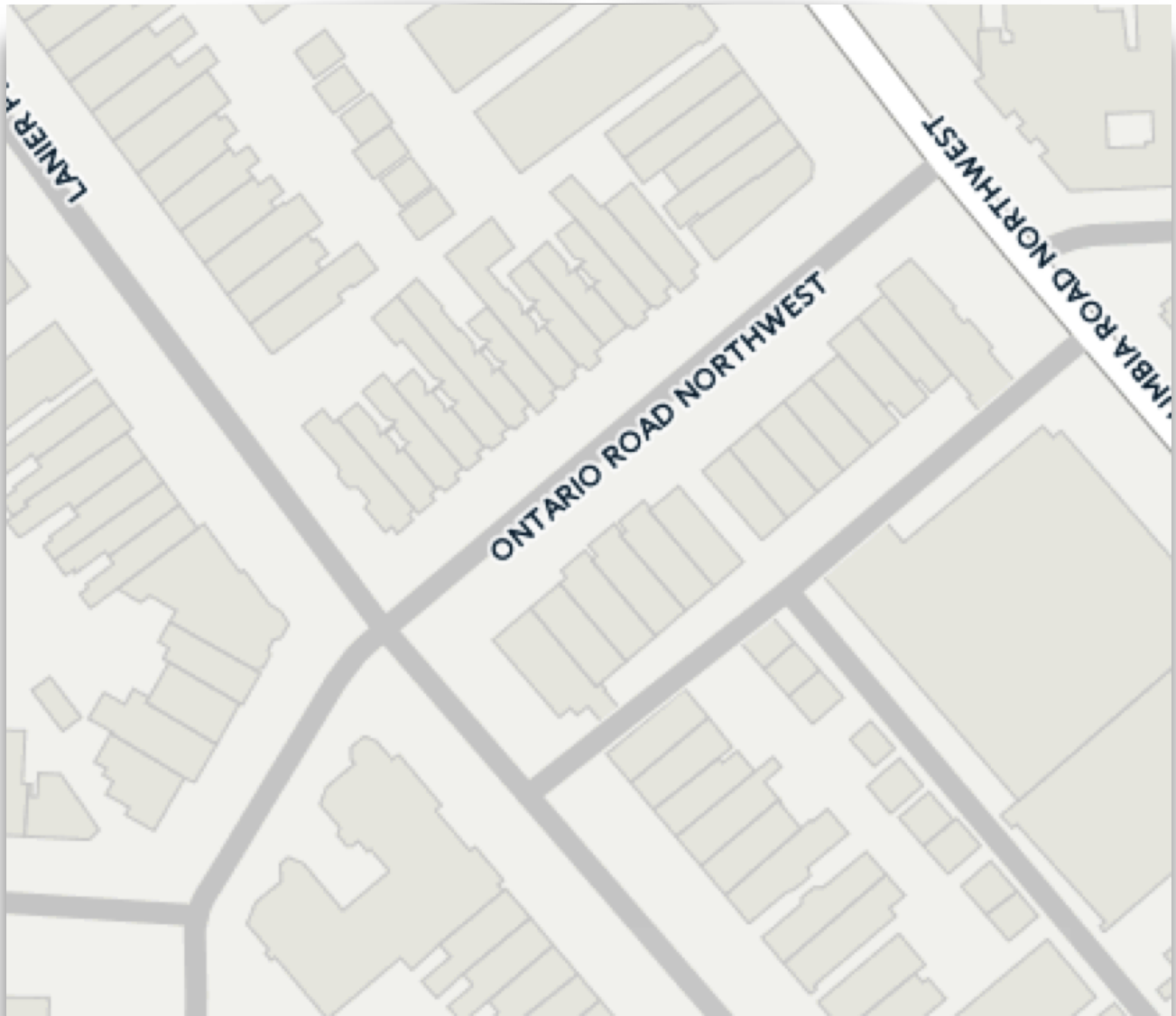
jackie greenbaum
Jackie Greenbaum

2723 Ontario Rd., NW
Washington, DC 20009

MAP AND PHOTO SURVEY OF ONTARIO ROAD and QUARRY ROAD

The following pages show a map of Ontario Road between Columbia Road and 18th Street. Photos show the 2700 block split between R5B and commercially zoned row houses. The 2800 block has only four row houses and faces a large apartment house across the street. One of these is a multi-unit condo building.

ONTARIO ROAD row houses in Lanier Heights are concentrated on the 2700 block, and half are located in a commercial zone adjacent to Columbia Road. There are two apartment house conversions in the commercial zone and one (The Pearl at 2803) in the R5B zone.



Two views of Ontario Road at Lanier Place. Both corner lots are occupied by large special use multi-unit residential buildings.



View of Ontario Road from the intersection with Columbia Road.



Ontario Road commercial zones facing each at the intersection with Columbia Road.
Square 2580 on the left. Square 2581 on the right.

**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.**

2700 BLOCK OF ONTARIO ROAD (Square 2581)



Nine R5B row houses on the east side of the 2700 block of Ontario Road (2719 to 2735)

2700 BLOCK OF ONTARIO ROAD (Square 2580)



Five R5B row houses on the west side of the 2700 block of Ontario Road. (2716 to 2724).

2800 BLOCK OF ONTARIO ROAD (Square 2582)



R5B row houses on the east side of the 2800 block of Ontario Road. (Four row houses, numbers 2803 to 2809). Note that 2803 ("The Pearl") is already developed as seven units.

ONTARIO ROAD ALLEYS



The usual variety of alley architecture behind Ontario Road (Square 2581). The tall building in the last photo is on a commercial lot not within the R5B zone for Lanier Heights.



Ontario Road alley: the divide between an R5B row house and commercial zone pop-up.



Ontario Road alley: the largely undeveloped commercial zone. Square 2580.

QUARRY ROAD in Lanier Heights consists of two apartment house blocks between Columbia Road and 18th Street NW.



View of 18th Street from Quarry Road.



Quarry Road seen from Lanier Place.



View of some Quarry Road apartment buildings.



Maps show two blocks of Quarry Road between Columbia Road and Lanier Place.



Map shows the “secret block” of Quarry Road between 18th Street & Lanier Place.

THE TWO APARTMENT BLOCKS OF QUARRY ROAD



View of Quarry Road from Lanier Place looking toward Columbia Road.



View of Quarry Road at 18th Street looking in the direction of Lanier Place.



Map shows block of Quarry Road between Columbia Road & Lanier Place.



View of block of Quarry Road at Lanier Place looking in the direction of 18th Street.



View of Quarry Road from Columbia Road looking toward Lanier Place.

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.