

Leach, Deonte (DCOZ)

From: Stefan Sullivan <stefansullivan@usa.net>
Sent: Thursday, March 17, 2016 10:43 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Statement in Support/Case No. 15-09: Rezoning from R-5-B to R-4 Zone District

Statement Submitted for March 21, 2016 DC Zoning Commission Public Hearing

Case No. 15-09: Rezoning from R-5-B to R-4 Zone District (Residents of Lanier Heights and ANC 1C)

Honorable Members of the Zoning Commission:

I have been an owner of a row house in Lanier Heights since the late 1990s. We live here with our two young sons and, since 2004, with my elderly parents who've settled in the ground floor apartment. This sitcom potential aside, I now represent a throwback to the 3-generations-under-one-roof arrangement typical of the Progressive Era when our house was built (1914). But I am by no means a dogmatic preservationist. As a native of the Washington area, I am a passionate supporter of the city's revival in recent years, the constructions and renovations in once blighted areas, the healthy inflow of post-college youth, and the flowering of new pockets of nightlife and entertainment. I also realize that much of this would not be possible without the private capital of real estate investors willing to take risks in areas still struggling with crime and other social problems.

However, as a resident of Lanier Heights, I strongly believe that the investments in so-called pop-ups need to be restricted on the following grounds: a) to ensure that their designs do not violate the architectural harmony of a unique, historic neighborhood: b) to ensure that the size of the expansion - both upward, and out toward the back - do not radically interfere with the natural light and outdoor space of the immediate neighbors: c) to ensure that already extremely limited onstreet parking is not taxed further.

For this reason, I very much hope you will endorse the efforts to rezone Lanier Heights with R4 status.

If you look at some of the pop-ups that dot Adams Morgan and adjacent neighborhoods you will find both tasteful expansions harmonized with their row house block, and monstrous sloppy eyesores, done on the cheap, and driven by the promise of a quick flip. Even the untrained eye can see which variant respects or flagrantly disrespects the integrity of its environs. If we have learned anything from the post-war period, it is that investment-driven expansion, unfettered by concerns for human scale, walkability, or aesthetic beauty - think of the SW waterfront or SunTrust plaza on 18th and Columbia - will be condemned, and rightly so, by generations to come. With some sensible restrictions imposed by rezoning, we now have the opportunity to "manage for the future," the exciting changes coming our way. Once again, please vote in favor of rezoning to R4 status.

Respectfully yours,

Stefan Sullivan
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Lanier Heights

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