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March 18, 2016

By Email

Anthony J. Hood, Chairman
D.C. Zoning Commission
441 4th Street, NW, Suite 210S
Washington, DC 20001
c/o Sharon.schellin@dc.gov

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D.C. OFFICE OF ZONING
2016 MAR 18 PM 12:58

Re: Opposition to Zoning Commission Application No. 15-09

Dear Chairman Hood and Members of the Board:

We are writing to express our opposition to the above-referenced map amendment. It seems to us an entirely reactionary request, rather than prudent planning policy. We own the property located at 2807 Ontario Rd. NW, a 4-unit apartment building, which we purchased and plan to renovate with the intention of living in one of the units and renting out the three other units. We were also drawn to the lively, busy atmosphere of Lanier Heights and Adams Morgan.

Our property is virtually surrounded by multi-family buildings, including large apartment buildings across the street at 2800 Ontario Road, 2852 Ontario Road, and 2853 Ontario Road, all within a few feet of our property.

We believe that such a drastic change affecting the decades-long R-5-B zoning of Lanier Heights should be undertaken with more than just a virtual vote of the row house residents of the neighborhood. Since the Comprehensive Plan Map supports R-5-B zoning in this area, the status quo should not be changed without convincing evidence that such a change is warranted. To do otherwise would seem like an arbitrary decision. Families are getting smaller, not larger, and it is getting more difficult for young families to afford large buildings. The current owners of large single family structures may not be concerned about that, but planning should be a matter of policy, not just a reaction to people who are currently unhappy with construction activity in the neighborhood.

We are also opposed to the Office of Planning's suggestions for a compromise, which clearly admit that R-4 zoning is inappropriate. The compromise would represent spot-zoning, and would include inclusionary zoning provisions which, due to economic reality, amount to flat-out prohibitions. It also

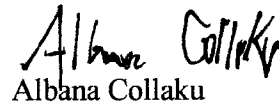
ZONING COMMISSION
District of Columbia
CASE NO. 15-09
EXHIBIT NO. 83
ZONING COMMISSION
District of Columbia
CASE NO. 15-09
EXHIBIT NO. 83

proposes to make the already too complicated Zoning Regulations even more difficult for the average resident to understand.

For these reasons, we urge the Commission to deny this application.

Sincerely,


Angel Collaku


Albana Collaku