

DC ZONING COMMISSION CASE 19-21

OFFICE OF PLANNING PROPOSED CHANGES TO 2015 AMENDMENTS IN R-4 (NOW RF 1-3) ZONES
REGARDING ROOF TOP OR UPPER FLOOR ELEMENTS

Dear Commissioners,

I am writing with regard to Case 19-21. I believe I must be misreading the proposed changes to the 2015 regulations as they would seek to take back the property protections that literally hundreds of residents fought hard to ensure. I am in opposition to the proposed amendments.

Please tell me that the proposed changes would not eliminate the 10-foot limitation on rear extension on conversions of houses into multiple-family dwellings. Please tell me that the proposed changes would not leave protection of rooftop architectural elements to the discretion of the Board of Zoning Adjustment. Please tell me that we are not looking at moving backward so as to diminish light, air, height limits and push back limits.

If you refer to my own cases - BZA Case 19773 and 19632 where my community rallied in opposition to pop ups and the many other cases over the last 5 years it abundantly clear that any movement backward on Case 14-11 is a blow to those who are trying to keep the character of our neighborhoods and retain a quality of life.

In my cases, even though the Commissioners did not like how the projects were handled they believed there was nothing they could do because of a "matter of right". They expressed that it was legal (as by the interpretations). NOW is the time to see if these sentiments were real or hollow statements, there is no law that demands these changes be made. The Commissioners have a real chance to show that they really care about the hundreds of families who would experience the negative effects of going back to the huge pop ups. I have faith that you will do the right thing.

I often wonder how many folks who create these amendments live next to pop ups? Would they try to protect their homes and their neighborhoods or just let irresponsible development occur?

Please do not betray the residents.

Thank you,

John Stokes

Varnum Street, RF1-3 Resident