

ZONING CASE NO.86-26

AMENDMENT TO ANC 3G TESTIMONY

ANC 3G authorized me, in a vote taken on January 17,1988, to make the following additional remarks in response to the Office of Planning's recommendations on this matter.

We strongly oppose the recommendation of the Office of Planning to rezone the area in question to R-5-B. We still stand by our original request to rezone this section of Connecticut Avenue to R-3 in order to ensure that only single-family houses will be built there. Maintaining this neighborhood as a single-family home neighborhood was the principle reason why we urged the City Council to make this a moderate density zone in the Comprehensive Plan.

The problem of non-conforming structures raised by the Office of Planning is not a problem in the real world. It is a theoretical problem only. All of the existing structures will be "grandfathered in" even if they do not meet the density requirements of R-3. None of the existing townhouses are more than 20 years old. Some are as new as two years old. It is very unusual for owners to substantially renovate or add structures that are so new.

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In fact, we usually don't have more than a dozen or so requests for variances in our entire (ANC) neighborhood in the course of a whole year; and this is a neighborhood with many homes that are 70 or 80 years old and some businesses ^{that} are over 60 years old. This zone in question, consisting exclusively of relatively new buildings, is a very small portion of our neighborhood.

Therefore, it is likely that this zone will generate no more than one variance request every few years even if R-3 zoning is granted.

Since the Office of Planning submitted its remarks rather late, we have not had adequate time to properly respond in writing. We therefore request that the record be held open in this matter for at least one month so that we can submit a written response containing more details ^{than} ~~then~~ we are able to provide on such short notice.

Thank you.