

Cochran, Patricia (DCOZ)

From: Mana Rabiee <mana.rabiee@gmail.com>
Sent: Wednesday, September 16, 2020 3:51 PM
To: DCOZ - ZC Submissions (DCOZ); Hanousek, Donna (DCOZ)
Subject: Written testimony submission for Case No.19-30

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Greetings,

Please see below my submitted written testimony. May I have guidance on whether I can also submit additional documentation that won't fit into my 3 minutes?

Many thanks
Mana Rabiee
Cell: 202-300-1077

Thank you. My name is Mana Rabiee and I'm a property owner in the impacted zone. In the interest of transparency, I'm also a part time realtor generally in favor of smart development. I want to start by first thanking my local ANC for their efforts in this matter. I understand the petitioners initially wanted to rezone our area as Historic, something that could have effectively foreclosed on the possibility of any meaningful housing development happening in our neighborhood, and that the ANC pushed back on that, opting instead for the RF-4 designation. I really want to thank them for that.

I also thank the ANC for their robust efforts in the face of COVID to educate the neighborhood on the rezoning. I am in fact in opposition to the zoning change but I'm reserving my three minutes here to speak exclusively on the DC Zoning Commission's unfortunate decision to forge ahead with a zone change during a state of emergency when, by its very nature, communication, outreach, dissemination, education, all of that, is intrinsically difficult to pull off, no matter how hard my ANC tried it best to do.

I door knocked just three blocks of my neighborhood after work one night some two weeks ago. And of the 18 people I spoke with face to face in masks, 14 had little or no idea of the zone change. Some thought the green notices were about utility work, some thought they were about speed bumps coming to the area, some had heard of a zone issue but didn't know exactly what. The 4 people who did know, were active in the ANC and were on the newsletter etc.

I think it's reasonable to think that if you were a resident already looped into ANC sphere of contact, and I argue most residents in DC aren't closely aware of or active in their ANC, that you didn't know what was about to happen to your property's zoning.

Rather than placing the burden of adequate legal notification on a volunteer-run ANC during a state of emergency, the city ought to have sent out one, two, even three proper DC government letters over time – letters that look official, and say "This is important" -- and asked the ANC to supplement that effort with, say, phone calls and voicemails – if the city really expected adequate notification to the over 200 property owners impacted. Not flyers that were apparently mistaken as junk mail or posters that were mistaken as gas company notices for street work. That was, I think, an unfair expectation to place on the ANC to get out proper legal notification to the homeowners on something that impacts the single most valuable asset they will likely ever own in their entire lives.

So my urgent request to the Zoning Commission, is to allow the COVID state of emergency to end and to – not revisit the issue from scratch – but to allow for more complete notification to the property owners, so that the most important stakeholders in this matter can have a true voice.

Thank you.

END

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From: <system@dcoz.dc.gov>

Date: Mon, Sep 14, 2020 at 10:46 AM

Subject: Case No.19-30

To: <mana.rabiee@gmail.com>



Thank you for signing-up to testify for (BZA/ZC) Case No.19-30 on 9/14/2020. **NOTE: if you also have written testimony or documents to submit in this case, please submit them at least 24-hours prior to the hearing through IZIS or by e-mail.**

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If you have questions, please contact the Office of Zoning at (202) 727-6311 or dcoz@dc.gov