



**District of Columbia Association of REALTORS®  
500 New Jersey Avenue, Suite 310, Washington, DC 20001**

Chairman Anthony Hood  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street NW, Suite 210S  
Washington, DC 20001

January 15, 2015

**Re: Zoning Commission (ZC) Case No. 14-11**

Dear Chairman Hood and Members of the Zoning Commission:

This letter is being submitted on behalf of the District of Columbia Association of REALTORS® (DCAR) — representing nearly 2,600 REALTORS®, property managers, title attorneys and other real estate professionals licensed in DC. DCAR is responding to the Office of Planning's proposed amendments to the District Zoning Code on development in R-4 Zones as detailed in the Public Hearing Notice for ZC Case No. 14-11.

Overall, REALTORS® believe DC's Zoning Code is a critical housing tool which must strike a balance between modernization, maintaining quality communities, while allowing market forces to generate local growth and economic vitality. DCAR appreciates the Commission considering how the landscape of the District is affected by properties that are developed from single family homes into multiple unit residences. At this juncture, however, we firmly maintain the soundness of such development has not been thoroughly evaluated, nor had the proper public dialogue, and *DCAR would like it reflected on the Commission's official record that we are currently holding a neutral position.*

DCAR believes a thorough public hearing process will allow the Zoning Commission to more carefully review how the proposed amendments may affect future of development in the R-4 Zone District from a variety of stakeholders. We would like to reserve the right to reevaluate our position in the future upon hearing from those communities directly impacted by such development. DCAR is confident the Commission will only enact any new zoning regulations or amendments that benefit all of the District's diverse residents, businesses and neighborhood organizations.

Sincerely,  
Edward R. Krauze

Chief Executive Officer, DCAR