

thelastword

den on our business, and on the community we serve.

In May 1958 the District of Columbia implemented a new set of Zoning Regulations and Maps to address the inadequacies of the circa 1938 land use controls. When a new zone boundary line was drawn for Square 994, it split Frager's property into two different zones: commercial use to the north and residential use to the south. Drawing the zone line in this way actually goes against the stated intent of the Zoning Regulations. As a result, a portion of our property that had been in continuous commercial use since at least 1920 was re-zoned to residential without consultation or notification.

Recently, we have been denied the use of that portion of our property (by order of the District in November of 2011), and the expense of applications and negotiations to regain its use. These expenses have impacted our ability to support the many community groups and organizations we have helped to support for many decades, and the denial of use has impacted our ability to stock sufficient inventory to meet the needs of our community.

In recent years the District has recognized that the 1958 Zoning Map and Regulations no longer optimally serve the best needs of our city. Since 2007, study groups have been re-thinking the existing Zoning Map and Regulations toward creating a new set zoning controls better suited to the present day. Perhaps our situation will help to expedite the process of cleaning up our zoning in general, but until then it has placed a large, unreasonable, burden on us.

We cannot afford to wait for this city-wide effort. Frager's needs a Board of Zoning Adjustment ("BZA") variance in order to restore commercial use of our property. We have a hearing before the BZA #18352 on May 22nd for a variance to continue to use the residential zoned area of our property as we have for decades: storage for green goods, garden

MAY 22

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18352

EXHIBIT NO. 66

Frager's Deserves Zoning Relief

I'm the General Manager at Frager's Hardware, and I want to bring your attention to the trouble we have been going through for the last six months. It has been a painful bur-

materials, and outdoor furniture, and the like.

I see this as an opportunity to correct many of the problems that have surfaced over time, and produce a system that makes sense to residents, businesses, and the District. We at Frager's are willing to adapt with the times, and support this overhaul of the system, but need relief now from this specific instance.

It has always been our desire to be good neighbors and we have gone out of our way with that purpose in mind. We are very conscious of the community we serve, live in, and work in. We hope you will lend us your support.

*Nick Kaplanis, General Manager
Frager's Hardware*