

Dear Members of the Board,

I am writing to you in support of the Applicant's petition in case 20259.

My Advisory Neighborhood Commission supported the Applicant's petition for waiver unanimously on May 18, 2020 at its duly noticed meeting. (See ANC May 18, 2020 meeting minutes at <https://anc3c.org/wp-content/uploads/2020/06/Final-Minutes-5.18.2020.pdf>).

I am writing on behalf of myself and my constituents as the Applicant will be opening its business in our Single Member District, the Fightin' 3C04.

The Applicant, beginning in March, has engaged with the community to discuss its plans for bringing its business to a long-vacant space in Cleveland Park and has received community and neighborhood support. As the District has grown and changed over the last decade, Cleveland Park has faced challenges in retaining businesses. Palena, the prior occupant of the space, closed in April 2014. The space has remained vacant, despite Federal Realty's best efforts, for six years. The reasons for this are myriad, but stem in large part from the District's land-use policies.

The Applicant will occupy part of the northern portion of the Park-and-Shop, itself designed in the advent of the personal automobile and considered historic by some. It is one of the few places in any urban area where mostly one-story retail and a parking lot sit above a subway station. However, the historic overlay is not the only imposition on the space, but one of an array of antiquated and oppressive overlays that prevent businesses from considering Cleveland Park a viable place to open and prevent those of us who live in Cleveland Park from enjoying a diversity and vibrancy that our neighborhood once had. This particular case is only before you because of one such overlay.

I ask that you support the application for a waiver of 1101.3(a) before you and consider the hurt that zoning relics (such as section 500) have caused Cleveland Park as you evaluate future similar petitions.

Thank you,

Robert "Beau" Finley

ANC 3C04

Submitted on 7/11/2020 by:  
Robert Finley, ANC 3C04  
2801 Quebec St NW