

## Cochran, Patricia (DCOZ)

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**From:** tommyasams@gmail.com  
**Sent:** Wednesday, January 5, 2022 5:44 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** Opposition to BZA Case #20603

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Dear Madam/Sir,

We are writing to express our opposition to BZA Case #20603 in which the owner of 1709 17<sup>th</sup> ST NW proposes to build a multi-story storage facility that will completely fill his rear yard setback.

This proposed multi-story construction project raises serious flags about the real intended end-use and makes no economic sense.

The business in question is not a busy place. It is a picture framing shop. Retail stores throughout the community, particularly along the 17 Street business corridor, are open for foot traffic while this business is open by appointment only. This begs the question of why such a small business, open for limited hours, needs such a large multi-story storage facility.

This is of even greater concern because it appears the floors above the street-level shop may be vacant.

Many small businesses satisfy the need for additional storage space by renting off-site storage facilities, where rental storage space is readily available and not expensive. We are concerned that the owner of 1709 17<sup>th</sup> Street has ulterior motives: why build a multi-story structure if the intended use is for storage only and where the price of land is expensive.

Building a permanent, multi-story structure in the proposed location, which is completely land locked, will cost far more than the value received from on-site storage. Moreover, and more importantly, this construction project raises significant questions and concerns as to the future use of such a permanent multi-story structure: a small, one-story storage facility for a picture frame shop is one thing, but several stories?

This proposal is, quite simply, not credible, and raises serious questions:

The need for a multi-story structure - or even a single story structure - is not obvious given what appears to be vacant space above the business.

The proposed multi-story structure is suspiciously large for a small business of this type.

The cost is out of line with the proposed use.

The proposal makes no sense as an investment, unless it is only the first step toward a full-scale, 4-story redevelopment of the property. As such, this raises serious red flags. There are ulterior motives here. It seems to us that there is a clear lack of transparency on the part of the owner of 1709 17<sup>th</sup> Street, NW.

We oppose BZA Case #20603 and ask the ANC to do the same.

Sincerely,  
Peter Luciano, ANC 2B  
Thomas Sams, ANC 2B