

Party in Opposition
BZA Case 21157

Response to Item 7: Clarification of the lease

Despite the request for information on the lease during case #20135, this is the first time CYM has admitted the length of the lease. Having said that, the term and the rent paid (about \$6800 a month) are available from the real estate broker trying to sell the building. It is clear the landlord has no practical difficulties, as the DC Court of Appeals noted in their previous decision. Moreover, the upstairs apartment rents for about \$3500 a month, again proving the owner has no practical difficulties.

The Applicant continues to wrongly insist that the only use would be residential should this relief be denied. That is patently untrue, although the current owner would always have that option, and a new owner might desire to convert it as well. However, there are a million other uses that could use this space and not create objectionable conditions. Hopefully any new tenant would not make the same egregious mistake that Call You Mother did and sign a 15 year lease that was not conditional upon BZA approval of the needed zoning relief. Beyond other retail or commercial uses, Georgetown University may be interested. To claim residential conversion is the only option is untrue.