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Zoning Board of Washington DC

Subject: Support for No. 21256 Application for Multi-Family Conversion at 2710 Sherman Avenue, NW

Dear Zoning Board Members,

I am writing to express my strong support for Samir Suliman's application to convert their single-family home at 2710 Sherman Avenue, NW into three apartments.

I believe this conversion would bring several positive benefits to our neighborhood, including:

- **Increased Housing Options:** The conversion will add much-needed housing units to our community, potentially addressing local housing shortages and providing more affordable housing options.
- **Improved Property Maintenance:** The property will likely receive significant upgrades during the conversion process, improving its overall appearance and contributing to the aesthetic appeal of our neighborhood.
- **Potential Economic Benefits:** The conversion may generate additional property tax revenue for our local government, which can be used to fund important community services.
- **Additional Density Benefits:**
 - Increased Eyes on the Street:** More people living in close proximity can create a sense of community and vigilance. This "eyes on the street" effect can deter crime as potential offenders are more likely to be observed.
 - Natural Surveillance:** Densely populated areas often have more windows, storefronts, and streetlights, providing better natural surveillance and making it harder for criminals to operate unnoticed.
 - Reduced Opportunity:** Densely populated areas can sometimes have fewer opportunities for crime, such as secluded alleyways or abandoned buildings.

I understand that some concerns may be raised regarding potential impacts on parking, traffic, and neighborhood character. However, I believe that the benefits outweigh the costs.

I urge the Zoning Board to favorably consider this application and approve this important project.

Sincerely,

Matija Jevtic