May 24, 2004

The Honorable Carol Mitten
Chairperson, Zoning Commission of the District of Columbia
One Judiciary Square, Suite 210
441 Fourth Street, NW
Washington, DC 20001

Re: Z.C. Public Hearing Notice Case No. 00-27

We, the undersigned, wish to participate as a party in this case and thus submit the following required information:

(a) Mr. And Mrs. Charles S. Ahlgren, 179 Shaw Ave, Cranston, RI 02905. Tel. (401) 467-9979

(b) We request to appear at the hearing on June 10, 2004 and participate as a party.

(c) We will appear as a proponent of the application

(d) We will appear ourselves, not through legal counsel

(e) We have no witnesses other than ourselves

(f) Our testimony, in brief, will be that we have been owners of one of the subject properties proposed for a zoning map amendment for over thirty years. We agree with the petitioner that the present R-5-B zoning classification seems inconsistent with the Comprehensive Plan, and support the proposed map amendment change of the present classification to R-5-E, C-2-C, or CR.

(g) We do not intend to call expert witnesses.

(h) We request three minutes to present our case.

(i) We request party status as a consequence of

(1) Ownership of Lot 810, Square 37 .
(2) We have been joint owners of this property, a row house at 1115 24th St NW adjacent to the West End library, for over 30 years.
(3) This property is one of the properties that is the subject of the application before the Commission.
(4) Approval of the action requested of the Commission would likely have a positive impact on the value of our property while conversely, denial would negatively affect the property's market value..

ZONING COMMISSION
District of Columbia
Case
Exhibit
ZONING COMMISSION
District of Columbia
CASE NO.00-27
EXHIBIT NO.70

(5) Clearly, as owners of the property we have a financial interest in this proposed zoning action not enjoyed by members of the general public. We have held and maintained this property for over 30 years, coping with such problems as vagrants living in the adjacent alley and with damage to our building caused by the considerable construction in the immediate vicinity. Now we are retired, and this property represents the major part of our personal assets. A more permissive zoning classification would allow us a more equitable return on our long investment. It would also be consistent with the zoning classification on the other side of 24th St. across from our property and would, we believe, permit a land use for it offering greater economic benefits to neighborhood residents while generating higher tax revenues for the district..

Sincerely yours,

Charles S. and Marianne Ahlgren