

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

CASE NO. 06-07

(Petition to Amend the Zoning Map Regarding Square 2931, Lots 48, 49)

**Secretary of the Zoning Commission
Office of Zoning
Suite 210, 441 4th Street, NW,
Washington, DC 2001
Phone: (202) 727-6311**

WRITTEN STATEMENT

I AM OPPOSED TO THE REZONING AMENDMENT

I am the owner of 1205 Ingraham Street NW, Square 2931, Lot 49, and will be directly affected by the proposed rezoning from C2A to R3. I think the amendment is a bad idea for a the following very good reasons:

- 1) The amendment will negatively affect my property value With the C2A zoning, my property has both a Residential and Commercial advantage, making the property uses more expansive and therefore the giving the property greater value based on this greater utility This amendment will reduce the use or utility of my property and therefore makes its value less
- 2) The amendment interferes with a historically established Georgia Avenue Zoning Corridor that advances the interests of business owners and merchants who have relied on the zones support of their interest Businesses such as banks, pharmaceuticals, hardware and supply stores, or even churches or schools will not be limited to the depth of property development inward (west or east) from Georgia Ave, which makes the need for the C2A zoning to include six or seven property locations inward from Georgia Ave The historical reason for the C2A zoning was to advance the cause of business and development emanating from Georgia Avenue That reasons and need still remains This amendment will reduce the ability of business owners to develop Georgia Avenue
- 3) This rezoning will negatively affect the District of Columbia's initiative to revitalize Georgia Avenue, one of the District's most important commercial corridors that will produce infrastructure improvements, historic preservation, homeownership promotion, small business development, and streetscape and commercial facade enhancements, which is currently being executed by the city This attempt to rezone goes in direct opposition against the progress the city is trying to make

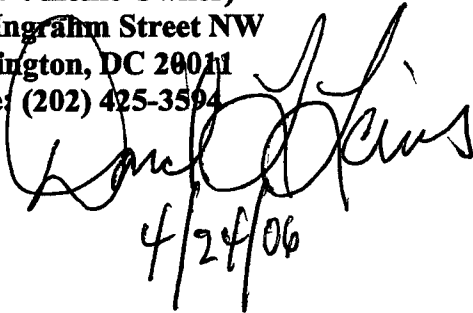
ZONING COMMISSION
CASE No. 06-07
EXHIBIT No. 16
ZONING COMMISSION
District of Columbia
CASE NO. 06-07
EXHIBIT NO. 16

- 4) Georgia Avenue has historically played a significant role in the image of the city. Its identity has evolved as a result of the character of the neighborhoods along its path -- Shaw, Columbia Heights, Park View, Petworth, Brightwood Park, Brightwood, Shepherd Park and Takoma Park. However, civil unrest in the 1960s and a loss of population and retail competition from Maryland and Virginia have contributed to its decline. This attempt to rezone will support the city's continued decline and help to defeat its recovery.
- 5) The amendment is an attempt to stop a single development project at the expense of effecting Georgia Avenue's progress and forward development. The loss or economic opportunity costs to the city are far too great. And the message this amendment would send to other Ward members, who wish to stop a single development project, is counterproductive.
- 6) Members of the DC Council support the city's revitalization as well as the development of Georgia Avenue and therefore would logically not favor a rezoning attempt that would negatively affect the future of development or revitalization.

For these above reasons, I think an amendment to the Zoning Map to rezone eight properties from the C2A Zone District to the R3 Zone District is a bad idea. It sends the message that DC is moving backwards.

Forwards Ever, Backwards Never!!!

**David L. Lewis
(Ward 4 Home Owner)
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4/24/06