

Subject: Comments Subtitle D Accessory Apartments and ~~Subtitle E Corner Stores~~

**Sonia Conly
623 North Carolina Avenue South East
Washington DC**

My name is Sonia Conly. My husband and I are nearly 40 year residents of Capitol Hill. I am here to express our objection to the restrictions imposed by the proposed amendments to the set down text re Subtitle D and Subtitle E, particularly as applied to R4. I have provided slightly expanded text on each of these topics to the desk.

There is an urgent need for additional housing on Capitol Hill (affordable and otherwise) as evidenced by rising prices. Capitol Hill workers who only a few years ago could have afforded to live near their jobs can no longer do so. For some seniors who for reasons of health or finance need additional help an accessory apartment could make the difference between continuing to live in the community and not. Accessory apartments can make it possible for families to afford a home on Capitol Hill. Accessory apartments also make it possible for families to change a unit to or from a dwelling unit for rent to a unit for household staff such as an au pair to e.g. a home office or studio as needs change. In the last decades density on many Capitol Hill blocks and certainly on mine has decreased. On the North Facing block of North Carolina on which we live my English basement and the English basement of the home to the west have been converted to owner use as our incomes and rising property values enabled us to do so. To the east on our block a four unit rental property was converted to a two unit condominium. Allowing accessory apartments by right on Capitol Hill would in a small way help to restore the density and economic diversity that were a feature of historic Capitol Hill.

There are additional reasons for removing the proposal requiring a special (and costly) exemption for accessory apartments in R4. Families are able to convert spaces such as English Basement to separate housing units by right. Equity means that families who have potential space in an accessory building be allowed the same right. Equity also means that limits on the total number of persons in the main building not restrict the right to an accessory unit. Zoning rules are a desirable way to protective individuals from the negative externalities that private markets can impose on individuals. However, a few vocal individuals should not be allowed to use decades old zoning rules to frustrate good public policy made in the light of current conditions. Requiring zoning exemptions for the conversion of garages and carriage houses in historically dense housing markets is neither good policy nor consistent restoring the positive diverse historic character of these areas.

For: Zoning Commission Hearing September 8, 2014

Subject: ZRR Subtitle Subtitle E Corner Store Expansion Testimony September 8, 2014

From: Sonia Conly

623 North Carolina Ave

Washington DC 20003

My name is Sonia Conly. I am speaking for myself and my husband Robert to object to the amendments to Subtitle E that further restrict the expansion of Corner Stores

The amendments impose restrictions and proscriptions that are contrary to the community supportive purpose of the corner market and may make it impossible to open a new corner store. The corner store developed to serve the needs of specific neighborhoods. Corner markets make it possible for residents of a specific neighborhood to meet some or many of their household needs walking or biking and meeting neighbors along the way reducing the need for motor vehicle use. Walking to and shopping in small markets in my neighborhood has created the opportunity for my husband and I to develop neighborhood bonds sharing information and services. Requiring that 40% of consumer accessible sales and display area be to dedicated to food products for home preparation may not be what a particular neighborhood market wants or can support. The proposed amendment regarding food intended for preparation will require yet another set of regulations to define home preparation etc. As I get older I can envision the day that our continued stay in the community will require pre-prepared meals, a.k.a. meals on wheels. A neighborhood store selling frozen meals within a few blocks might be just what I need to keep me independent a bit longer.

Currently I shop at a small corner store that sells no fresh produce but is a wonderful place to buy condiments, wine, candy bars, milk and cheese and has some of the best baguettes in town. The store is much too small to carry fresh produce. This store contributes to personal security as well. Located at an otherwise dark corner of Lincoln Park, the store provides a beacon of light in the evening. A large portion of this store is devoted to beer and wine. I have yet to see a person exit the store drinking from his opened bottle of \$30 wine.

Limiting beer and wine sales to a small portion of a small store is likely to make the enterprise uneconomic. Requiring an extensive and expensive review process to sell wine and beer quite possibly eliminates any hope of corner store expansion. Corner stores with their front plazas provide an opportunity for a CSA, Community Supported Agriculture, food drop. Combined with double stamps for persons receiving food stamps and WIC/Senior stamps a CSA drop could be an effective way to increase the availability of fresh food in a way that a small neighborhood market on its own probably cannot.