

November 8, 2018

Zoning Commission
Public Hearing
441 4th Street, NW, Suite 220
Washington DC 20001

RE: OPPOSITION to Case No. 18-07 (Lean Development, LLC – Zoning Map Amendment @ Square 750, Lots 128 and 156-158)

Good evening Commissioners:

I am the owner of 229 K Street, NE, Washington DC, Square 0750, Lot 0099 and I **Oppose the Lean Development, LLC – Zoning Map Amendment @ Square 750, Lots 128 and 156-158 from PDR-1 to MU-4 and MU-5 use.** The Property Owners and Neighbors that live on Square 750 have been negatively impacted by the piece mill changing of Zoning over the last 15 years. We are opposed to another piece mill development, with an office building and additional apartments totaling (55 units).

Over the past fifteen years, several projects have come to the area requesting Zoning changes from MU-5 to mixed-uses. These requests have included height increases and alley closings with a win for the developers; but no regards to the homeowners, families and residents that live on Square 750. **We keep hearing about a Small Area Study where the Office of Planning would work and study the entire area and allow the community to have a say in how our Community should look and how tall the buildings should be and if we want to continue to lose our parking spaces; decide if we want to continue to deal with construction that is destroying our 100 plus year homes. We would like to be proactive and not always reactive or an afterthought. We would like to have a real discussion with no surprises.**

This development will not enhance our Community but will once again increase the amount of traffic and present further adverse consequences for residents already living here. This Lean Development will Not enhance our small one-way Alley, but disrupt the process of owners and residents using our alley for parking into our garages, trash collection, repair trucks; etc.

The Lean Development talks about as a matter of right, that they could build a Slaughter House on the site and that there would be nothing the Homeowners, Community and Residents could do about it. If that was the case, then why are we here. We are here because The Lean Development isn't interested in building a Slaughter House, they want the Map Amendments to build an Office building and increase the residential units from 15 to 55 units of Residential Space.

I ask that you not support Case No. 18-07 (Lean Development, LLC – Zoning Map Amendment @ Square 750, Lots 128 and 156 -158, but do the Small Area Study, utilize the Neighborhood Conservation Area within the District of Columbia Comprehensive Plan to make Square 750 and the surrounding area what it is supposed to be and not what every Developer/Investor thinks it should be for them. Please stop allowing these developers to pick this community off one development at a time.

Again, I ask that you not support the Lean Development, LLC – Zoning Map Amendment @ Square 750, Lots 128 and 156-158 from PDR-1 to MU-4 and MU-5

Respectfully submitted,



Mozella Boyd Johnson

Homeowner