

Mr. Linsley Williams
Chairman, Zoning Commission
Washington, D. C.

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ZONING SECRETARIAT
DISTRICT OF COLUMBIA

My name is Sylvia T. Burk. I am a resident of the District of Columbia for 39 years. I own my home, conducted a business here for 40 years and own several pieces of commercial property. I strongly object to the plan to down-zone the east side of Conn.Ave.between Calvert Street and Woodley Road from C-2-B to C-2-B/WP for the following reasons:

- 1 - It will decrease the value of the property for rental purposes, for remodelling purposes and for selling possibilities.
- 2 - It will limit the type of needed and successful business establishments that would seek space. There are presently a sufficient number of drug stores, cleaning and laundry stores, shoe repair, etc.. If a different type of merchant like an apparel, or interior decorator or design specialist wishes to rent, a larger store front for display would be necessary in each case. Yet it is important for a neighborhood to introduce from time to time a retailer who handles a different item or service, beyond the basic needs. It sparks the area, creates more interest, brings in other people and stimulates activity. After all "word of mouth is the best advertisement" - and the fruitful consequence is more business.
- 3 - Because of the above, it follows that if the change takes place, the District Government would be the loser by receiving much less in taxes.
- 4 - Insofar as the residents want their input as to the types and sizes of establishments, I would like to remind them that it is unfair and detrimental for them to dictate to the property owners. The property owners are the business people and it is they from whom the largest yield of revenue is derived, which in the long run benefits everyone in the city.

Washington, D. C. is an important city. In this vein it has progressed, grown with the times and gained much recognition. This is healthy and this is how success is measured; certainly not by standing still. It is also well to remember that all the area in question has always had a commercial flavor. Why should it suddenly take on a stunted look.

ZONING COMMISSION

CASE No. 86-26

EXHIBIT No. 269

ZONING COMMISSION
District of Columbia
CASE NO.86-26
EXHIBIT NO.268

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