

5001 Loughboro Road N. W.  
Washington, D. C. 20016  
March 7, 1989

Executive Director  
Office of the Zoning Secretariat  
Room 11, District Building  
1350 Pennsylvania Avenue N. W.  
Washington, D. C. 20004

Dear Mr. Currey:

Relative to the proposed zoning regulations affecting property owned by my sister, Frances S. Onacewitz and myself at 2601 Connecticut Avenue N. W. (Lot 825, Square 2204), I again wish to protest the overlay's drastic restrictions.

The proposed overlay would serve to seriously hamper our efforts to procure good tenants for our property since not only all food services would be banned but also banking and savings and loan services and possible other uses.

We consider it extremely unfair that individuals from a citizens association appear to dictate the uses of privately owned property which for many years has been highly taxed because of its zoning. Many of the individuals to whom I refer do not own property in the area, but instead reside in rooming houses or small apartments where they are immune from the heavy taxation laid on commercial property owners. The fact that these people can pay a modest fee to belong to a local neighborhood group and thereby create a powerful lobbying force which severely restricts the rights of tax paying commercial owners is patently unjust and works a distinct hardship on commercial property owners.

Connecticut Avenue and Calvert Street is certainly a commercial area and one that a purely residential group should not be able to downgrade.

As I testified in the hearings, because of its proximity to the subway, our property has long been adjudged fully commercial and is located on a heavily travelled street where planners look for business interests to have large growth. The commercial growth of the area in no way impinges upon the residential areas away from the avenue, but rather would provide valuable shopping and business areas for the residents. When people wish to be removed from all such areas, they go to the suburbs or the country. Conversely, when people wish to enjoy the conveniences of shopping, eating in restaurants etc., they prefer to have such facilities located near apartments such as those which exist in profusion along Connecticut Avenue.

Commercial owners and tenants provide a large amount of income to the D. C. government and deserve as much or more consideration than single dwellers whose strength comes about by sheer numbers in an organized citizen's group.

ZONING COMMISSION  
District of Columbia  
CASE NO. 86-26  
EXHIBIT NO. 564

ZONING COMMISSION

CASE No. 86-26

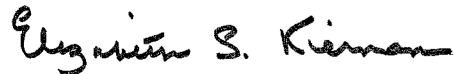
EXHIBIT No. 564

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Prior to further restricting our zoning privileges for which we have paid heavily in taxes all these years, I urge that you consider this letter closely. We all know that Connecticut Avenue from Calvert Street and beyond is definitely going to grow appreciably in the years to come, that new building and remodelling will be taking place, and that it is a natural course for this handsome area that is already ill suited for residences other than large apartment buildings.

Connecticut Avenue has the potential to be a stunning section of northwest Washington, a commercial area of the finest stores and offices where people will wish to do business. As a native Washingtonian who wishes to take pride in this city, I beg of you not to dictate unfairly what uses can be made of the real estate space on upper Connecticut Avenue. To do so is to end up with a mish mash development which might please the citizens groups but which will do nothing to attract business and life and style to an area which deserves to prosper.

Very truly yours,

A handwritten signature in dark ink, reading "Elizabeth S. Kiernan". The script is cursive and fluid, with the first name being more prominent.

Elizabeth S. Kiernan