

5001 Loughboro Road N. W.
April 2, 1989

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

86-26

Re: Case No. 87-24
WP Overlay District

Gentlemen:

Our property at 2601 Connecticut Avenue N. W, lot 835 in square 2204 is within the proposed WP Overlay District and will be affected by the proposed changes and limitations compared with present zoning regulations under C-2-B zoning.

Under chapter 13 section 1302.2 of the proposed regulations called "Preferred Uses", there is no mention of the use of the property for or as a real estate business engaged in the sale, leasing and insuring of residential real estate.

We respectfully submit that a residential real estate business catering to the needs of the neighborhood is within the stated purposes of the WP Overlay District and should be permitted as a "matter of right" under section 1302-2.

In our case the gross square foot area of the building on the ground floor is approximately 7000 square feet. Under section 1302.3 the "preferred uses" shall occupy no less than 50 per cent of the gross floor area" means that at most we could only have for a real estate business the remaining 3500 square feet which might not be enough space for an effective real estate operation.

Thanking you for your consideration of this request, we are,

Sincerely yours,

Frances S. Onacewicz
Frances S. Onacewicz

Elizabeth S. Kiernan
Elizabeth S. Kiernan

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200 APR -3 PM 12:31
DISTRICT OF COLUMBIA

ZONING
COMMISSION
86-26
EXHIBIT

ZONING COMMISSION
District of Columbia
CASE NO. 86-26
EXHIBIT NO. 575

MC 4/3