

September 1, 1995

Director, Office of Zoning
441 4th Street, N.W. Suite 210,
Washington D.C. 20001

re: Case # 95-4

Dear Sir:

Please include the accompanying document to be included in the record for the above numbered case.

I wish to testify as a proponent of the recommendation, specifically for the rezoning to C-2-A status of those lots now zoned C-1 or R-4 in Squares 752 and 753.

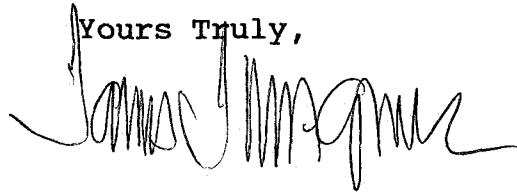
As a proponent of C-2-A status, I oppose the suggestion of C-1 status for Squares 752 and 753.

My daytime phone is: 202 543-3171

My mailing Address is: 609 2nd St. NE. 20002

Thank you for your assistance in this matter.

Yours Truly,



JAMES J. MAGNIER

OFFICE OF ZONING
DISTRICT OF COLUMBIA

SEP 11 AM 10:47 '95

ZONING COMMISSION

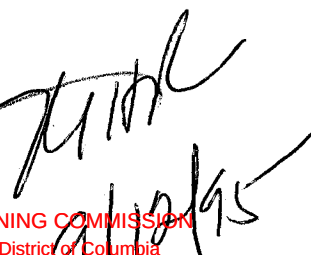
CASE No.

95-4

EXHIBIT No.

23

ZONING COMMISSION
District of Columbia
CASE NO. 95-4
EXHIBIT NO. 23



James J. Magner
609 2nd Street, N.E.
Washington D.C. 20002

Director, Office of Zoning
441 4th Street, N.W. Suite 210,
Washington D.C. 20001

September 7, 1995

re; Case # 95-4

Dear Sir:

I strongly **favor** the rezoning of lots in Squares 752 and 753 to **C-2-A**.

In July of 1994, I purchased a house in the 600 block of 2nd Street, N.E. Since deciding to rent the property, I have discovered a reluctance by potential renters to reside there because of a perception that it is not safe. This perception is caused by the prevalence of litter from heavy foot traffic and a general appearance of isolation.

I purchased the property at a price considerably below that paid some years before by the previous owner. This was because the property was on the market for over two years.

The lower purchase price has had an affect of devaluating the other properties and lowing the tax assessments on some of the other houses.

And, despite the much lower purchase price, and excellent interest rates, I have been unable to receive a return equal to the monthly mortgage obligation. If I am forced to sell the property, it will be at an even lower price. Other property owners will be in the same situation. Values will continue to decrease as will, of course, tax assessments and revenue to the city.

A change to C-2-A status will reverse that trend. It will permit a use compatible with the neighborhood, the proximity to Union Station and the consequences of the retail development in the Station. It will allow a much more desirable buffer for the adjacent residential blocks, and increase property values in the entire area.

The previously expressed opposition to C-2-A status simply does not reflect a realistic analysis of the alternatives or the resulting impact on the neighborhood and the city. The increase in automobile traffic, if any, would be minuscule. First, the houses are already rented to capacity. And second, the proximity to the Metro would suppress any increase.

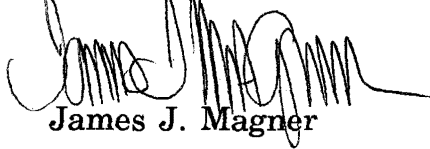


Handwritten signature and date: 9/12/95

Finally, the purpose of the planning process was to gain a greater degree of uniformity in the Union Station area. The designation of C-2-A status for the buildings in 600 block of 2nd Street, and the remaining properties in the 500 block, is the only way to meet that goal. The other properties in the 400, 500, and 700 blocks already have that designation, much to the benefit of the whole neighborhood.

I strongly urge you to rezone the lots in Squares 752 and 753 to C-2-A status.

Sincerely,

A handwritten signature in black ink, appearing to read 'James J. Magner', with a long horizontal flourish extending to the right.

James J. Magner