

MRS. LARRY PRESSLER
115 4TH STREET, S.E.
WASHINGTON, D.C. 20003

OFFICE OF ZONING
DISTRICT OF COLUMBIA
95 SEP 15 10:37

September 13, 1995

Director, Office of Zoning
441 4th St., NW
Suite #210
Washington, DC 20001

FOR INCLUSION IN THE RECORD
FOR: HEARING - MON. 9/25/95
7:00 PM 441 4th ST, NW, SUITE 200

Dear Ms. or Mr. Director:

As a property owner of two investment properties on 2nd St., NE, I am writing to add my support as a proponent to rezone squares 752 and 753 with lots fronting on 2nd St., NE. to rezone from R-4 to C-2-A.

As a property owner and tax payer, we have had a very difficult time keeping the two houses rented because most rental applicants do not believe that 2nd St., is a residential neighborhood they want to live. I have frequently had inquiries to lease property as office space but, we would not break the law. It is the Commercial tenants who keep the neighborhood clean. The 400 block and the new Federal Judicial Bldg. are perfect examples -- all you have to do is cross the street and encounter many men and some women who are always drinking alcohol and using language not fit for any of us to hear. Families frequent the neighborhood because of the Children's museum nearby which as you may have heard is looking to move its museum because of the problems in this neighborhood.

It is very important for the city to recognize those of us who do pay taxes and have lost 20% to 30% market value in our homes and still get no tax relief. The city must do more to bring investors back into Washington, DC and this neighborhood. Most of us truly want to improve the area and help the poor and that can only be done with tax benefits, zoning changes and economic development partnerships with the city and investors. Please do not hinder your opportunity for this development by forcing small investors like myself to sell at a great loss and we will certainly move to Virginia or Maryland. Immediate changes and improvements are essential.

Sincerely,

Harriet Pressler

HARRIET PRESSLER

Owner - 527 2nd St., NE and 611 2nd St., NE

ZONING COMMISSION

CASE No.

95-4

EXHIBIT No.

35

ZONING COMMISSION

District of Columbia

CASE NO. 95-4

EXHIBIT NO. 35

SEE PAGE 2

Page 2

PS: The four residential house on 500 Block of 2nd St., NE and the corner vacant property (persently for sale) would be perfect for another building similar to the beautiful building at 400 Block of 2nd Street known as The Ronald Reagan Center.

PPS. The six residential houses on the 600 block, plus the corner carry-out restaurant and maybe the first 4 houses on F Street and the parking square behind the houses would make and excellent mixed use building. The 4 story structure could include first floor of retail and office, the second floor could be strictly office and the third and forth floors could be CONDOS and Condos could face the entire F Street side with 1st, 2nd, 3rd & 4th floors. Driving entrance would be the alley way and there could be a two floor parking garage which would eliviate the street/zoning parking Being across from the Union Station Metro, many CONDO owners would commute by metro to work and the workers (many of them) working in the bldg. would probably use metro instead of driving. I totally disagree with opponents of changing the zoning to C-1 instead of C-2-A because it would cause a major parking problem -- they are wrong. They do not live in the neighborhood and experience the day-to-day problems.

HARRIET PRESSLER
115 4th St., SE
Washington, DC 20003
(202) 546-5959

NOTE: I PLAN TO BE PRESENT FOR THE HEARING AND WOULD LIKE MY WRITTEN STATEMENT TO APPEAR IN THE RECORD BUT I DO NOT WISH TO GIVE AN ORAL PRESENTATION.

Harriet Pressler
9/13/95