219 Parker Street, N.E. Washington, D.C. 20002 202/544-8208

September 22, 1995

OFFICE OF ZONING
DISTRICT OF COLUMBIA
'95 SEP 25 P2:19

Office of the Director
District of Columbia Zoning Commission
441 Fourth Street, N.W., Suite 220
Washington, DC 20001

RE: Case No. 95-4
Written statement for inclusion in the record
Square 750, Lot 0140

Dear Director,

I am the owner of a townhouse property located at square 750, lot 0140, currently zoned C-M-I. The proposed zoning change is to SP-1. I am **opposed** to this change for the following reasons.

1. My decision to buy 219 Parker Street NE was based primarily on its present zoning of C-M-1.

2. Before my purchase of 219 Parker Street, the entire building, including plumbing, telephone and electrical systems, was renovated and converted from residential space to commercial space following the building code for business occupancy.

3. The result of this conversion is electrical outlets and telephone jacks spaced every three feet along each wall. Lighting is provided by recessed ceiling fixtures. There are no interior walls except for those surrounding the bathroom. There is no bathtub and no space for a bathtub. There is no kitchen.

4. The market value of all properties on Parker Street, N.E. have declined significantly since my purchase in 1991.

5. The expense to convert 219 Parker Street into a residence completely exceeds the value of the property.

If Square 750, Lot 0140, must be rezoned, I ask that your proposed alternative, **C-2-B**, be selected.

Sincerely,

Paul J. Leon

ZONING COMMISSION
CASE No. 95-4
EXHIBIT No. 42

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