

Dear Sir or Madam,

We are writing to **opposed** the zoning variance that is being pursued by **716 Upshur St** NW. We prefer that the redevelopment happen within the zoning limit. While we recognize that development will continue around Petworth, we are concerned with the visual change in the neighborhood, increasing population concentration, decreased green space, and parking on this block.

With the addition of new restaurants on the 800 block of Upshur Street and more condos going in, parking has become more challenging in recent months. Our family relies on that parking since our parents come daily to take care of our children. Adding residents without adequate parking availability increases an already tight resource. Two parking spots would not be enough for three condo units.

Also, the green space in our neighborhood supports urban wildlife. Having a vibrant natural presence is an important part of this community.

Finally, while we support more density in the city, we oppose developers converting single family homes into multiple condos. Families seeking to purchase relatively affordable homes are competing with developers who can pay more for a larger house than a family because they can profit by splitting up the building and selling smaller units. We believe that there should be a balance between more development and preserving the affordability of single family homes. The city has plenty of other spaces that are not single family homes to redevelop condos. In fact, 39 new condos are coming to 4111 Kansas Ave NW.

You may contact me if you have questions or would like to discuss further.

Federico Ortiz and Roshelle Payes
725 Upshur St NW