

Cochran, Patricia (DCOZ)

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To: DCOZ - BZA Submissions (DCOZ)
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Dear Commissioners.

I listened to the last hearing on the above and was a bit piqued that our homes were referred to as “small and jumbled little street”. I realize that this project may seem small and petty to you. You may think that the business community is hurting and needs accommodations or that the project meets the needs of new housing in DC. Let me address those practical issues:

- 1) Our small houses abut businesses and we have always lived cooperatively with our retail neighbors. Retail hours end at about 8 pm, customers do not go out back, there are no back windows and the retail is two stories high max. Until the owner added an apartment addition to 1513 Wisconsin.
- 2) The current owner of 1515 reports that he has owned this building for years. He lost his first floor antique store tenant. Replacing that single tenant returns his business to its prior profitability. He does not need a three story addition to cashflow. This is an attempt to use the pandemic to get zoning relief.
- 3). The units proposed are NOT affordable housing units that solve DC’s housing crunch. They are high end apartments that will be rented to World Bank and interns at GU per the owner. They will diminish the value of truly small, affordable residential homes on 32nd Street. Georgetown is not affordable BUT our houses on 32nd Street should be preserved because they are among the smallest and most affordable for young families in the Georgetown community.

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