

Keisha Davis
1424 T Street, SE
Washington, DC 20020

March 13, 2018

Mr. Anthony J. Hood
Chairperson
DC Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

**Re: Pal DC Storage Facility
Case #17-17**

Dear Chairperson Hood:

I am a resident of Ward 8 and I live relatively close to the commercial zone that is being challenged in terms of the type of business that can be located at 1401 22nd Street, SE and designated as Case #17-17.

This facility will provide storage space for our residents that is easily accessible to store and retrieve their property. In addition, this facility could create jobs for area residents. We should appreciate business owners' desires to relocate or expand in our community. In my experience, a storage facility is not a place where people congregate, and owners of these businesses tend to keep their properties clean and gated to prevent unsightly appearances.

It is my understanding that the owner of the proposed facility, PAL DC Storage, LLC, purchased the property on August 17, 2017 to build this storage facility on land that was zoned PDR-1. Also, at the time of purchase, the previous owner had obtained several permits prior to selling the property to the new owner. Further, Building Permit No. B1707249 was issued and vested for construct of a five-story, self-storage facility.

With these facts, it appears improper for residents to now opposed this facility when the new owner has every right to build and did not violate any rules or regulations in an area zoned for this type of commercial property. As you know, an application to downzone the property to a R3 or RA-2 zone, has been filed, and seeks to eliminate the right-by-use of this proposed facility.

The new owner has obtained the necessary permit and has been vested for the construction of the self-storage building.

If this becomes the trend for opposition to business establishments, future business owners may become reluctant to relocate to this area. Proper planning of desired businesses for this area is the right step to attracting the desired entities. Attacking businesses after they have invested their money in property and followed the rules for opening an establishment is counterproductive and hostile and will surely cause a loss of investment dollars and future revenue for a business and the tax revenue for the District of Columbia. If this new zoning amendment prevents the storage facility from being built, will the city reimburse the owners for their time and investment dollars that were invested properly and legally?

I hope that you and the Board will take into consideration the time and effort of this business to relocated to our community and the losses that they will sustain, because of opposition to their legal rights to build a storage facility at 1401 22nd Street, SE. This lot and square was zoned for this type of business when Pal DC purchased this property and legally obtained their permit. It is imperative that we follow our own rules and regulations and treat businesses and residents fairly and impartially when they attempt to relocate to our community.

Sincerely,



Keisha Davis
Ward 8 Resident