

Kenneth D. Smith, RPA

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March 12, 2018

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

Re: BZA Case #17-17

Dear Chairperson Hood:

I live in the area near the proposed storage facility (commercial area of 22nd Street, SE), and I believe that it is important to express my support for this project, to you and the commission members of the DC Zoning Commission.

There are advantages to opening a self-storage facility at 1401 22nd Street, in our community:

1. Residents will have the convenience of storing their property in a facility, in their neighborhood instead of traveling long distances to find storage space to rent; and
2. Employment opportunities in construction and at the facility will be created for residents in the immediate community.

In support of Pal DC Storage, LLC, the following steps, in the process to build a facility, were accomplished:

1. The owners of the proposed facility purchased the property on August 17, 2017, to build a storage facility on land that was zoned PDR-1 with a right-of-use for the zone;
2. The previous owner of the property had applied for and obtained several permits prior to purchase the property by P DC Storage, LLC; and
3. Building Permit No. B1707249) (the "building Permit") has been issued and is vested for the construction of a five-story, self-storage facility.

When PAL DC Storage, LLC. purchased this property, the lot was zoned C-M-1 under the Comprehensive Plan Zone. They purchased it in good faith to build their storage facility in compliance with zoning. Now their plans are under attack because residents view the facility as incompatible with future plans for the area. If this is the case, this issue should have been addressed prior to the purchase of this property through long-range planning for business creation in this area. I do not think it is fair or just to request a zoning amendment, after the fact, when this application could have been submitted far in

advance of the owners' investment in the property and would have saved them time and money and consideration of this site for a facility.

This business establishment should be able to build their facility, as a matter-of-right because they purchased this property, to build a facility under the zoning laws that governed that property. Why punish them for legally exercising their rights as a business entity? This mad dash to amend a zoning map to satisfy some residents to amend the zoning map now sets a bad precedence for the fair treatment of future businesses who follow the law in their attempts to open businesses in the District of Columbia. This type of behavior could potentially discourage future interests in this commercial zone.

In closing, Mr. Hood, I ask that you and the commission members carefully consider treating this business entity justly and fairly and allow them to build their facility on the property that they purchased, under the zoning laws for the commercial area at 1401 22nd Street, SE. It is my hope that all prospective business owners, who follow the zoning rules and regulations, can open their establishments and receive protection under the laws in the District of Columbia.

Regards,

A handwritten signature in blue ink, appearing to read 'K. D. Smith', with a stylized flourish at the end.

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