

Cochran, Patricia (DCOZ)

From: Stephanie A. Robinson <mssteph6721@msn.com>
Sent: Tuesday, March 6, 2018 9:20 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Case 19377: The Boundary Companies and The Missionary Society

I am writing to submit "Comments in Opposition" to the proposed development of St. Paul's moving forward. Unfortunately, I am not able to attend the hearing on Wednesday, March 21 at 9:30 a.m. However, I am exercising my right as a resident and homeowner in Chancellor's Row, Ward 5, and a resident of the District of Columbia to oppose the proposed development of St. Paul's. Here is my information:

Name: Stephanie A. Robinson
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Since hearing of this proposed development I have contacted my ANC, Ward 5 Councilman, and the Mayor's office expressing my opposition. I also contacted the Board of Zoning Adjustment (BZA). So again, I offer my OPPOSITION and here again is why.

I purchased a home in the Chancellor's Row new community in August 2011, because of the beauty and serenity that the St. Paul's College grounds offered. I love the peace of the space and the look and sounds of the bells of the Shrine chiming hourly. However, I am disturbed that The Boundary Companies and The Missionary Society are proposing and designing a development that will disrupt and disturb and impact everyone in the small Chancellor's Row community.

I understand that the hearing on March 21st is to decide whether the proposed development of St. Paul's may move forward and it is my hope that it DOES NOT. The Chancellor's Row community is a six year old, new community that is quiet, yet filled with concerned homeowners, families, children and COMMUNITY.

This proposed development does not add to Community; it adds massive issues to a close-knit community that is still growing and developing as a small neighborhood. We are still building our kinship with each other within Chancellor's Row, and the surrounding Edgewood and Brookland neighbors.

The proposed St. Paul's development will only add disruption and disorder to a community that is on the brink of blossoming into a connection. We are concerned about the construction traffic and parking, as well as how the increased density of homes to this small tightly and overbuilt small community will thrive.

I did not purchase my home knowing that this development was on the horizon. I did not purchase my home knowing that another 60 or more homes and two schools would occupy the small grounds of St. Paul and Chancellor's Row. I did not purchase my home with the understanding that St. Paul would eventually house an elementary and middle school with the capacity of growing up to 800 students and 150 support staff), or a new 15-20,000 sq.ft. Paulist facility.

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EXHIBIT NO.69

This development is a lot for any community to adjust to. We are losing the beauty of the community that we bought into. We are losing our green space, and the beauty of the trees, and the QUIET space, which is one of main reasons I decided to purchase my home and live here.

None of us knew that these small serene grounds would be the space for more new homes, schools and the like. More residents, more children, more people PERIOD. Has the BZA actually looked at the space that you are expecting over 300 homes to reside in??? Has this BZA body really considered the traffic, parking, QUALITY of LIFE that you are asking us to accept.

I ask that you take a look at the space, take a look at what this development will do to the community and lives of residents?

Board of Zoning Adjustment, THIS IS A LOT for this small area and community. I'm not completely sure that anyone truly considered the repercussions it would have on the Chancellors Row and tight surrounding community. The D.C. Mayor's office, D.C. Council, ANC Commissioners, and all elected officials and community advocates should take a hard look at the proposal, and work with the entire community members to address the concerns.

The entire matter is extremely disconcerting.

I believe the construction, final development, and related traffic of these activities will have a negative effect on our community and should NOT MOVE FORWARD and BZA and the City Council and Mayor's office should that this development is not reasonable and prudent.

I respectfully ask that BZA truly consider and hear the concerns of the current homeowners and residents of the community and that this development be DISAPPROVED.

I hope you will truly consider the impact on the small community for all who call this area home.

This development will affect every person and home in this community with a myriad of issues that will derail our neighborhood and lives:

- Traffic and parking on our privately maintained streets and neighboring streets from construction vehicles, the two schools currently on the grounds, which will grow to over 1,000 additional bodies entering and exiting the community we call home. Not to mention the "new" residents in the homes proposed in the development.

- Construction Hours ... early mornings, late nights, and weekends...

- "Pre-loading" of construction sites where vehicles arrive very early in the morning...

- The loss of trees and our green space...

- All the dust, dirt, and construction debris that will take over our streets and disturb our homes...


- The increased density of homes in an already tight and somewhat crowded and overbuilt space...

I, Stephanie A. Robinson, am again writing to voice my concerns and comments in OPPOSITION to the proposed development of St. Paul's College. I encourage homeowners in Chancellors Row, Edgewood/Brookland to all inundate BZA with their testimony and a ton of emails because we are all CONCERNED and OPPOSE the proposed St. Paul's development moving forward because of the impacts it will have on our community, our homes and ultimately our lives.

Thank you Board of Zoning Adjustment for hearing my testimony.

Sincerely,
Stephanie A. Robinson

Ward 5 Resident
Chancellor's Row Homeowner

Stephanie A. Robinson 

Veterans Homeless Outreach

VACO/OPIA

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Yes!