

February, 27 2017

Frederick Hill, Chairman

Board of Zoning Adjustment
441 4th Street, NW Suite 2108
Washington, DC 20001

BZA Application No. 19452

Chairman Hill:

My name is Matthew Turley and I live at 3008 17th St., NE. My home is just one block from 1700 Rhode Island Ave., NE and when standing in my front yard, the site is fully visible. While I am in full support of the city's plan to make homelessness in the District a rarity by 2020, **I am not in support of the city's current proposal, as it is designed, and I urge you and your colleagues to reject the requested special exceptions.** I am most concerned that the City, through a misguided expediency and lack of engagement with neighbors, has created a design that is fundamentally not in keeping with the quite neighborhood that is 17th St., NE. In their prehearing statement, the City claims "the updated plans highlight the Project's safe and thoughtful design that is respectful of the nearby community." I can assure you, the City, and its representatives have been anything but respectful for our community. The number and scope of special exceptions requested by the city makes this abundantly clear.

I call your attention to the fact that the City is claiming that they meet the burden of proof for special exception specified in code. This is NOT the case. Specifically;

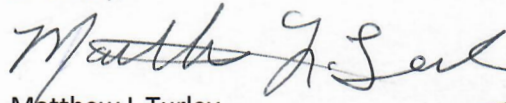
513.1(b)(6) The Board of Zoning Adjustment may approve a facility for more than twentyfive (sic)(25) persons, not including resident supervisors or staff and their families, only if the Board finds that the program goals and objectives of the District of Columbia cannot be achieved by a facility of a smaller size at the subject location and if there is no other reasonable alternative to meet the program needs of that area of the District.

The City claims in their prehearing statement that "A residential capacity of 50 units for the Project is legislatively mandated by the D.C. Council." (Page 10, Para. 2). The relevant code (DC Law 21-141) calls for a facility with "up to 50" units. Fifty units are NOT mandated at this site. Secondly, and more egregiously, the City has NOT demonstrated that "no reasonable alternative to meet the program needs exist" in Ward 5. The site selection was so hasty, and done with such knee-jerk reaction by the City Council, that no examination of alternative sites was considered. A quick search of City-owned properties in Ward 5 yields over 300 results. Clearly, the City did not take time to consider these alternate sites. For these reasons, **the City does NOT meet the burden of proof for special exception.**

I also take great issue with the assertion that the facility, as proposed, will not impede use of neighboring properties – primarily due to the lack of parking to be provided in the proposed design. The submitted design calls for 4 spots, one of which has now been removed and designated as a loading zone. Four spots for 46 units, staff, and visitors is laughably insufficient. This will have a direct impact on the single-family homes directly across 17th Street, many of which are owned by senior citizens with disabilities. Parking for the proposed structure will spill over for many blocks around the shelter.

For these reasons, I urge you to deny the City's request for special exception.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew L. Turley". The signature is fluid and cursive, with a large loop at the end.

Matthew L Turley
3008 17th St., NE
Washington, DC 20018