

Cochran, Patricia (DCOZ)

From: carlos duncan <cgdcan@yahoo.com>
Sent: Tuesday, February 28, 2017 12:31 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Case Number 19452

Dear Sirs:

I am a resident at:
1426 Irving St NE
Washington DC 20017.

I am writing to let you know my **opposition** to the city's plans as they currently stand for the proposed shelter at 1700 Rhode Island Avenue NE.

My opposition is based on two points. First, the city plans require extensive zoning exceptions. These exceptions will change the existing character of the Brookland community. If the zoning exception requests are approved, the approval will set a bad precedent; particularly as this community is already experiencing considerable development changes already. In view of this, the proposed shelter's acceptance by the community will be improbable from the start. Furthermore, **there is no way of knowing whether more exceptions will be requested in the future once the project is started.**

My second point is that the expected density for the proposed shelter is sizeable for the immediate surrounding area. This area is characterized by streets without sidewalks, limited parking area due to houses with driveways, and a large senior citizen population. Increasing the number of people accessing this section of Brookland will stress the area to its detriment and that of Brookland as a whole. The city plans are inadequate for the purposes intended and therefore are not suitable for the people the city purports to be attempting to support and assist. I am concerned that if the plans are unsuitable and the property is determined so, the city will decide to relocate the shelter at a later date and **use the property for a purpose other than those proposed at the time of the zoning exception request.**

Please **reject** these exception requests.

Sincerely,
Carlos G. Duncan