

## Cochran, Patricia (DCOZ)

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**From:** Kathy Downey <kmdowney@erols.com>  
**Sent:** Tuesday, February 28, 2017 1:22 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** BZA Case Number 19452, Letter of Opposition

Dear BZA Members,

Thank you for giving me an opportunity to provide input about the proposed shelter at 1700 Rhode Island Avenue, NE. Unfortunately, I cannot attend the hearing but wanted to provide input. I live about three blocks from the proposed site.

During the Depression, my grandparents lost their home when my mother was 10 years-old. She spoke of this traumatic experience until she died last April at 89. I have great sympathy for individuals and families who are in this terrible situation and was certainly open to having the Ward 5 shelter in this neighborhood. In fact, thought that perhaps I could do some volunteer work at the shelter.

My opinion about the shelter changed after I saw the rendering of the proposed shelter and was informed that its construction would require 8 zoning exceptions. Clearly, if the plan requires so many zoning exceptions, there is a mismatch between the proposed plan and the site. To me, the rendering speaks for itself, but consider how the proposed plan is in violation of current zoning rules.

1. Use – 6 times greater than what zoning regulations permit
2. Height – 40% higher than the zoning limit
3. Parking – 19 fewer spaces than required
4. Lot Occupancy – 27% higher than the zoning limit
5. Open Court – 19% less than required
6. Rear Yard – 0 proposed feet in the alley when 7.5 feet is required
7. Floor to Area Ratio – 48% higher than the zoning limit
8. Loading/Delivery – Virtually no loading area is proposed (Where will the trash be stored?)

Here are my questions. Why do government officials think it is acceptable to crowd homeless families into inadequate space? What is the point of having zoning rules if they can be ignored by the District government that created them? Is the message that these zoning laws do not matter and are not based on important considerations? Citizens are looking to you to make everyone follow the rules, including the DC government. If you don't make the District follow its own rules, what incentive do citizens have to follow them?

I want to see homeless families moved from St. Elizabeth's as quickly as possible and am upset that public officials are wasting time pushing an unworkable plan, rather than proposing an appropriately sized shelter for this site or using another larger location. As a 38-year resident of the city, I expect better from our public officials.

Thank you for your time.

Kathy Downey  
1420 Girard Street, NE

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19452  
EXHIBIT NO.115

