

February 28, 2017

**Re: BZA Case Number 19452, Letter of Opposition**

Dear Members of the Board of Zoning Adjustments:

As a resident of the ANC 5B03 community I am opposed to both the process by which the proposed temporary homeless shelter at the 1700 Rhode Island Avenue NE site was selected and the numerous zoning exceptions and variances requested by the DC Department of General Services in case 19452.

To put it simply: the proposed shelter is far too large, too dense, and ill suited for the site.

Hundreds of my neighbors in ANC 5B03 have been in contact with our elected officials only to have our very rational concerns fall on deaf ears. Our opposition to special exemptions and variances requested with regard to building height (a 40% increase), the lack of parking (three spaces for 50 families plus 27 staff), lot occupancy (a 27% increase), the lack of adequate yard space for an estimated 100 children to play in, and no loading or delivery space cannot be reasonably ignored.

Taken individually, these exemptions could be swallowed. But when looked at as a whole, it should be very obvious that this massive building project is being shoehorned into a site that it cannot accommodate.

While I support homeless families being sheltered in my neighborhood, this proposal goes against the city's comprehensive plan for homeless family reintegration. Please heed the advice of your own Department of Housing and Community Development: "the severe concentration of community-based residential facilities in the Northeast quadrant . . . [creates] a de facto service district which undermines the ability of community residents to achieve the goal of normalization and community integration."

The city has failed to demonstrate that they have made a serious attempt to find a more suitable alternative to this shelter plan. Additionally, our officials have been dismissive of proposed, more moderate alternatives brought forth by my community.

Please uphold your own zoning regulations and do not approve the many variances required to build this project. Also I ask you to require the city to present a shelter plan that is supportive of both the homeless families and the neighbors impacted without having to rely on special exemptions that don't have the support of the community.

Respectfully,



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