

Revised Testimony of Dina Mukhamedzhanova

BZA Case Number 19452

Hi, I am Dina Mukhamedzhanova. I live with my husband David in a single-family home located at 2913 17th street, which is 70 feet from the proposed project property line and 85 feet from the proposed massive building.

I would like to bring two key issues about the zoning special exceptions to your attention:

1. Erroneous or inconsistent statements in the applicant's prehearing statement and supporting document that overexaggerate the case for approving the special exceptions.
2. My perspective on the impact of approving these exceptions on the neighborhood.

Erroneous or inconsistent statements in Applicants prehearing statement and supporting documents

1. The OP report, in section **ii**, in the section "No Substantial Detriment to the Public Good," states that ". . . when compared with a matter-of-right development of a fifty foot tall mixed use building constructed to the property line as permitted, the difference would be minor." First, the building to the north is only 45 feet high and the difference in height is $70 - 45 \text{ feet} = 25 \text{ feet}$ is not at all "minor," it is 56%! All properties on 17th street, including mine, will be affected by this shadow, but the condominiums most egregiously so because they will have absolutely no direct southern sun exposure due to this facility and will also lose open sky due to this encroachment.
2. Statement that "numerous larger apartment houses, ranging from 4 to 5 ½ stories in height are located in Property's immediate vicinity" is not correct. There are not a numerous amount of 4-5 story buildings nearby. There are two about a thousand feet to the southwest, and that's it for at least a half mile radius. As you drive along Rhode Island Ave in this section, the overwhelming proportion of buildings are 1 to 2-story businesses along the street. All the 4-5 story buildings that the architects cited (4 of them) are not located anywhere near two-story residential houses as the proposed shelter would be, and they are

proportional to the streetscape. None of them are higher than the permitted MU-4, as this shelter would be.

3. The applicant's statement "Due to this substantial separation of approximately 140 feet, the light and air available to those properties will not tend to be affected adversely" is simply wrong. The distance between the proposed building and the nearby houses is: 130 feet to the 2915 17th St. house structure, 85 feet to the 2913 17th St. house structure, 50 feet to 2911 17th St., 15 feet to 2909 17th St. (new condo), and 100 feet to the houses across the street. The sun study clearly shows that these houses will lose significant amounts of sunlight during the day, especially in winter months when sunlight is at a premium. Thus, this also fails the test of "No Substantial Detriment to the Public Good."
4. Applicant statement that "Accordingly, the program goals and objectives of the District of Columbia, including the Mayor's office and the D.C. Council, cannot be achieved by a facility of a smaller size" is misleading because it presumes that two shelters of half the size are somehow impossible. Also the current population of DC General is expected to be reduced due to shorter stays from 9 months (now) to 3 months (expected), and this too would allow program goals and objectives to be achieved with a smaller facility. Moreover DHS officials assured us during public meetings that the projected number of homeless people going thru DC General- type facilities will drop as the City successfully implements the approach to route homeless faster to permanent housing.

My Impact Perspective

A few years ago I lost my son Sean after 15 years of battling his severe diabetes. He was only 33. I lost my both parents just after that, I divorced, and lost my job. I was wreck. I moved to Brookland 1.5 years ago from urban noisy Adams Morgan because I wanted two things in my life: a quiet residential place and my garden. Gardening heals me.

We invested all our savings and borrowed tens of thousands of dollars to make our garden and landscape. My husband built for me a lovely room looking at the garden because my husband told me that the most important thing is to be healed and happy again.

With this action, the District is taking the quietness of my life and my garden from me. It will be never quiet because it cannot be quiet when you have 70 feet away an institution-like facility with 150 residents + 27 employees on such a tiny place.

Residents will depend on everyday necessary goods from toilet paper to food and clothing to be delivered to them. That will lead to non-stop loading operations. It will never be quiet because visitors are not allowed into the facility and there is no designated meeting area and the only place for them to hang out is 17th street just in front of my house.

In October-January we will not have sun until late afternoon because this building will be so tall. In Feb and March the sun will be reduced significantly. I can give a lot of care to plants but I can not give them sun. I need Sun too. When we invested money into our house we assumed that all the development around us would be done according to the Law. So we planned accordingly. The city is practically forcing me to sell my house and move away because I cannot maintain anymore the style of life I chose before that Project.

This site is only 12, 236 sq. ft versus the minimum of 30,000 sq ft that the City announced in their fact sheet. Thirty percent (30%) of the 12,236 sq. ft. is constrained by the Antenna and historical Building leaving with 9,000-10,000 sq ft. There will be about 90 children (60% of the anticipated 150 residents) in the building, with about 40 toddlers. How can the city claim that the facility will provide a safe playground on premises that can accommodate such a large number of children? Just visualize all those children, plus accompanying moms or caretakers, trying to play at a "14 feet x 13 feet" playground. This site cannot possibly fit the Program needs!

The Office of the Deputy Mayor for Health and Human Services explicitly outlined a type of facility to be built in each 8 Wards: "six short-term family housing facilities, one apartment-style transitional housing facility for families, and one shelter specifically for single women." In order to get a public support the City mislead public, me included, of promising short term, community-based and community-compatible housing and then convoluting it to an emergency shelter in order to get exceptions.

I urge you to reject the application for special exceptions presented by DGS.



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Thank you!

Date: 2/28/2017

Uploaded document(s) have been received by DCOZ.

A confirmation e-mail has been sent to the e-mail address you provided.