

February 26, 2017

Board of Zoning Adjustment
D.C. Office of Zoning
4th Street N.W.
Washington, DC 20001

SENT VIA EMAIL

RE: Letter in Opposition to Special Exceptions/Variances
Case No. 19452

Dear Chairperson Hill, Ms. White, and Mr. Hart:

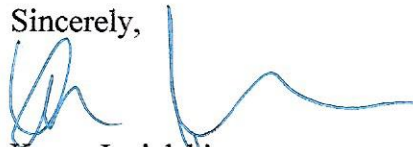
I am a homeowner and resident of the ANC 5B03 community and I oppose the zoning special exceptions and variances requested by the D.C. Department of General Services to construct and maintain a temporary homeless shelter at 1700 Rhode Island Avenue N.E.

No proposed shelter in any other Ward of the city requires the number of special exceptions and variances as the one on Rhode Island Avenue. Among other things, the proposed shelter would exceed occupancy more than 37 times than what is allowed, increase the permissible floor/area ratio by more than 40%, increase the permissible height by more than 39%, and reduce the required open area by more than 28%. Insufficient parking spaces will put pressure on available street parking for local residents, many of whom are senior citizens. Homeowners in the immediate vicinity of the proposed shelter, will literally be in its shadow: the city's own studies show that natural light for the surrounding homes will be reduced significantly.

I, like most of my neighbors, agree that D.C. General must be closed and that the families residing there should be welcomed into all the Wards across the city. But I also support the smart development of my neighborhood laid out in the city's 2011 Small Area Plan, *Rhode Island Avenue: Diamond of the District*. The shelter design as proposed would rob neighboring houses of light, create parking disturbances for senior citizens, and create needless traffic congestion. The city has failed to demonstrate that they have made a serious attempt to find a better alternative to this massive shelter plan and has been dismissive of proposed alternatives brought forth by my community.

Please uphold the zoning regulations for 1700 Rhode Island Avenue N.E. and ask the city to present a shelter plan that is supportive of both the homeless families and the surrounding neighborhood.

Sincerely,



Karen Jagielski
1921 Kearny St. N.E.
SMD 5B03