

ATTN: Frederick Hill, Chairman
Board of Zoning Adjustment
441 4th St NW, Suite 210S
Washington, DC 20001

Re: BZA Application No. 19452

Dear Chairman Hill,

I am a resident of 5B03. My house is one block from the proposed shelter at the corner of Rhode Island Avenue and 17th Street NE. I am disappointed and frustrated at how the City and its elected officials have carried out the process of selecting a shelter site in Ward 5 right through the preliminary design process.

In short, I do not support the City receiving any of the requested variances for this site.

If the City determines through a transparent and open process that 1700 Rhode Island Ave NE is the most suitable site within Ward 5, then a structure should be able to be designed that does not require extensive zoning variances. Such a process has not occurred, and such a design has not been presented. So I cannot and do not support this application. I stand with my neighbors and reject this process.

Ward 5, and the Brookland neighborhood in particular, has long been a welcoming place to those less fortunate. We understand the needs of the homeless. We already house a disproportionate number of the City's families in need relative to other Wards. Our neighborhood is comprised of many of the City's elderly and lower and middle income families, and we know the struggles of homelessness on a personal level. But building a structure so out of character with the neighborhood, and so large for the plot of land, does not serve either the neighboring residents nor the people in need the project is intended to help.

Having observed development patterns in DC over the last decade, I cannot imagine a structure designed for ANY other purpose receiving such extensive zoning relief. By any so-called "eye test," the proposed addition appears to be a separate building facing 30 ft wide, residential 17th St NE. The proposed structure is in no way consistent with historically-allowable development along small neighborhood streets. Further, it is greatly inconsistent with the comprehensive plan for the Rhode Island Ave NE corridor.

I oppose this site and this application for zoning relief. Please consider this letter as opposition to any future application that is inconsistent with the comprehensive plan and preserving the historical building and site.

Sincerely,



Printed Name: BRAD H. WARNER

Address: 3005 17th ST NE, Washington, DC 20018