

Capitol Park IV 200 Group  
 Washington, D.C. 20024  
 March 1, 2017

Dear Board of Zoning Adjustment:

We are writing to oppose the application to the District of Columbia for zoning relief relating to the construction of a seven-story short-term family housing/health care facility in the RF-1 Zone at 850 Delaware Avenue, S.W. (Square 590E, Lot 800.)

Specifically, we are opposing the application for special exceptions under the parking requirements of Subtitle C, Sec. 703.1 and the RF-use requirements of Subtitle U, Sec. 320.1(a), and a variance from the height requirements of Subtitle E, Sec. 303.1.

We are opposing on several counts: The proposed seven-story building, across the street from and in direct view of our homes, would be in violation of use, height, and parking requirements of the D.C. Municipal Regulations, and the Future Land Use Map (FLUM). It would violate concepts expressed in the Comprehensive Plan for the District of Columbia and the Southwest Neighborhood Small Area Plan. Finally, it would challenge legal decisions laid down in court cases decided by the D.C. Court of Appeals relating to 901 Monroe and McMillan Park.

- First, we would like to point out that the city seems to have omitted many of the “200 footers” who should have received the official notice of this Zoning Board action. None of the Capitol Park IV (CP IV) residents nearest to the proposed site – residents of 801-815 Delaware Ave., received notice. We only received notice by word-of-mouth.
- Second, the weblink provided ([http://dcoz.dc.gov/resources/party\\_person/index.shtm](http://dcoz.dc.gov/resources/party_person/index.shtm)) by the city in its letter announcing the March 1 meeting, instructing where to learn the differences between “party” and “person”, as of this writing, is still a broken link. Considering the clandestine nature of the initial shelter relocation plan, it is appalling to see the city continuing to be significantly less than transparent to its citizens and deny them due process through failure of notification, flat-out misleading directions, and the continuing opacity of process.
- The Southwest Small Area Plan (SAP), in discussing some of the unique features characteristic of S.W. D.C., highlights the aesthetic contrast between tall and short buildings. The SAP singles out the Carrolsburg, Tiber Island, and River Park developments as iconic S.W. developments. This aesthetic virtue is reflected I the Office of Planning’s Future Land Use Map (FLUM), which has the site at 850 Delaware Ave., S.W. slated for “moderate density” – the same designation as the three-story townhouse development across Delaware Ave., S.W.

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- The SAP explicitly recommends the “inclu[sion] . . .of rowhouses and high – rise buildings, and avoidance of mid-rise [4-7 stories] building forms.” Both the S.W. SAP and the Office of Planning’s FLUM are legal documents passed by the D.C. Council. By law, these must ne considered.
- The city’s original justification for passing over other nearby sites was that they would not be available for delivery by 2018. That point is now moot because the proposed 850 site will also not be delivered by 2018. The city should conduct its due diligence and look for another site that is properly zoned for development and not try to force development onto the 850 site. The City Council decided in July 2015 in the SAP that the height of the proposed building is outside the scope and character of the neighborhood; therefore a new site should be proposed.
- The city is choosing, as it has before, to selectively ignore inconvenient laws while it tries to ram through politically expedient decisions. That is certainly the case with the design of the 7-story mid-rise shelter proposed for 850 Delaware Ave SW.

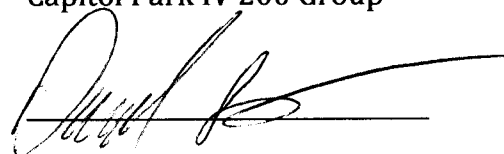
Attached is a copy of the Future Land Use Map showing that the coloration of the lot representing 850 Delaware Ave. is the same as that for Capitol Park IV. Once again, we are highly opposed to the proposed zoning changes related to use, height, and parking at 850 Delaware Ave., S.W. We will continue to pursue this matter to ensure our voices and concerns are addressed appropriately.

Sincerely,  
Capitol Park IV 200 Group

Dan Forsyth  
803 Delaware Ave., S.W.  
djloaf@gmail.com

Maria Petrakis and Dimitris Simopoulos  
807 Delaware Ave., S.W.  
Petrakis.maria@gmail.com

Mary Jane and Robert Bolle  
823 Delaware Ave., S.W.  
mjbolle11@gmail.com



Maria Petrakis  
Dimitris Simopoulos

Mary Jane Bolle  
R Bolle

# 7-Story Family Homeless Shelter (850 Delaware Ave., S.W.) proposed for “Moderate Density Residential,” (Low-Rise Apartment) Plot

Details | Basemap

## Legend

### Land Use Categories

- Low Density Residential
- Moderate Density Residential**
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional

