

**Cochran, Patricia (DCOZ)**

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**From:** Jeremy Buckler <jeremy.buckler@gmail.com>  
**Sent:** Tuesday, February 28, 2017 2:16 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** Re: BZA Application No. 19452, 1700 Rhode Island Ave NE

Greetings,

My name is Jeremy Buckler, My family and I live at 1304 Girard St NE. The proposed Short Term Homeless Shelter at 1700 Rhode Island Ave NE is within my SMD, ANC 5B03.

I am writing to strongly urge and implore the BZA to NOT approve the zoning variances requested by the DC Government.

To speak nothing of the site selection process, the city is asking for an astronomical amount of zoning variances. Zoning guidelines exist for all of us to follow, private citizens, private developers, and public projects alike. The guidelines exist precisely to prevent a project of this overbearing size to be allowed to move forward. This building would fill nearly the entire lot and would tower over every other structure in the area, it would even dwarf the new condo building next to the site that was built within BZA guidelines.

Just to be clear, I am not opposed to a homeless shelter in Ward 5, or within my SMD. I am opposed to allowing a structure that doesn't follow any zoning guidelines of the neighborhood to built. If the DC Government is intent on preserving the police structure currently on the site, that is great. How does tearing 1/3 of it down and building a towering structure, with none of the character or design elements of the police station preserve this building? To me, it seems as if this site could be better served by razing the police station and then using the site plat to its full advantage to build a structure within BZA guidelines.

If the DC Government wishes to move forward with a shelter at 1700 Rhode Island Ave NE, they need to do so within the zoning requirements of the neighborhood. If this requires the city to build a smaller shelter and find another location for a small shelter, so be it.

The variances requested by the DC Government are not small or inconsequential. They would forever change the landscape of our neighborhood. DC General needs to close. Lets build a shelter, but lets do it thoughtfully and purposefully without enacting extreme changes to the zoning requirements.

Respectfully,  
Jeremy Buckler

1304 Girard St NE