

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 5B  
1920 Irving Street NE, Washington, DC 20018  
Website: anc5B.org**

**OFFICERS**

Ursula Higgins  
***Chairperson***

Gayle Hall-Carley  
***Vice Chairperson***

Rayseen Woodland  
***Treasurer***

Henri Makembe  
***Corresponding Secretary***

John J. Feeley, Jr.  
***Recording Secretary***

**COMMISSIONERS**

- 5B01 Gayle Hall-Carley
- 5B02 Ursula Higgins
- 5B03 Henri Makembe
- 5B04 Rayseen Woodland
- 5B05 John J. Feeley, Jr.

**Resolution in opposition to Emergency Shelter Use Special Exception Relief, BZA case 19452,**

WHEREAS, in March 2015, the District issued its strategic plan to end homelessness, Homeward DC;

WHEREAS, Pursuant to the Homeless Shelter Replacement Act of 2016, dated June 13, 2016 (D.C. Act 21-412) (the “Homeless Shelter Act”) and Whereas, the D.C. City Council authorized funding to develop replacement shelter facilities in Wards 3,4,5,6,7,8, to provide temporary shelter for families experiencing homelessness; and

WHEREAS, the residents of ANC 5B recognize the District’s goal to provide transitional housing for residents and supports the goal of reducing the occurrence of homelessness in the District;

WHEREAS without sufficient notice to the ANC or any opportunity for affected residents to comment, the Council voted on a plan to change the location of the short-term family housing facility in Ward 5 to 1700 Rhode Island Ave., NE; and

WHEREAS, the District of Columbia (the “Applicant”) is seeking permission for the construction of a new emergency transitional housing for up to 50 families in ANC 5B at 1700 Rhode Island Avenue, NE (Lot 0800, Square 4134) (the “Property”), BZA case 19452; and

WHEREAS, the Applicant is seeking a special exception relief pursuant to Subtitle U, § 513.1 (b)(6) to operate an emergency shelter for more than twenty-five persons and for variance relief, pursuant to 11 DCMR Subtitle X § 1000.1 and 1002.1, from the requirements regarding height (Subtitle G, § 403.1), floor-area-ratio (“FAR”) (Subtitle G, § 402.1), lot occupancy (Subtitle G, § 404.1), rear yard (Subtitle G, § 405.5 (a)(1) and (2)), open court minimum width (Subtitle G, §202.1), parking (Subtitle C, § 701.5), off-street loading and delivery space requirement (Subtitle C, § 801) in the MU-4 Zone District; and

WHEREAS , the existing structure is eligible for historic status, and was built by the renowned District Municipal architect Albert L. Harris;

**Board of Zoning Adjustment  
District of Columbia  
CASE NO.19452  
EXHIBIT NO.208**

WHEREAS, many residents of ANC 5B believe the proposed property was selected incorrectly through a non-transparent process, lacking community input; and

WHEREAS, many residents of ANC 5B believe the site is too small; and

WHEREAS, many residents of ANC 5B believe that the number of parking spots will create a burden to current residents, especially elderly residents; and

WHEREAS, many residents of ANC 5B believe increased traffic poses a risk for pedestrians due to the lack of sidewalks in some of the streets directly surrounding the property; and

WHEREAS, many residents of ANC 5B have expressed concern about the play area size in proposed design plans; and

WHEREAS, many residents of ANC 5B strongly believe that the height of the proposed building is incompatible with some of the architecture of the community directly surrounding the property; and

WHEREAS, many residents of ANC 5B have raised questions about whether the use is “emergency” as that term is defined in the Zoning Regulations; and

WHEREAS, construction of the proposed shelter as currently proposed requires zoning variances not in keeping with the District’s Comprehensive Plan for Upper North East.

NOW, THEREFORE, BE IT RESOLVED, ANC 5B makes the following recommendations to the Board of Zoning Adjustment

1. On Emergency Shelter Use Special Exception Relief, BZA case 19452, ANC 5B finds that the process for site selection and design did not properly accommodate resident input, in particular the input of those residents within 200 and 300 feet of the proposed site, whose lives will be strongly impacted by the proposed project, and therefore ANC 5B opposes the Applicant’s request for relief.
2. On Open Court Minimum Width Relief, which requires a small reduction in area, ANC 5B supports the Applicant’s request for relief.
3. On Rear Yard Relief, ANC 5B expresses concerns that the facility is being constructed near the antenna equipment building and therefore opposes the Applicant’s request for relief.
4. On Loading Off Street and Delivery Space Requirement Relief, ANC 5B requests that the Applicant presents a detailed loading management plan that will control and manage how and when loading will occur on the site. Lacking the aforesaid plan, ANC 5B opposes loading relief.

5. On FAR Relief, which influences building foot print and height, ANC 5B opposes the Applicant's request for relief.

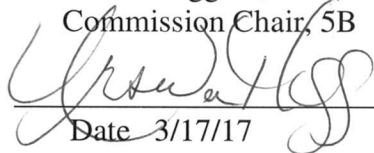
6. On Height Relief, ANC 5B believes a shorter building would be more appropriate given the nearby single-family homes and the site's zoning. ANC 5B finds that permitting an increase in height from 40 feet to 70 would substantially impair the intent, purpose and integrity of the zoning plan, because the height is not within the range of a low- to moderate-density zone. ANC 5B, opposes this request for relief. ANC 5B recommends that the applicant to considers making design revisions to the proposed building to reduce to the height to be no taller than five floors while not reducing private living space of incoming families.

7. On Lot Occupancy Relief, ANC 5B opposes this request for relief in part because it drives the needs to building for a taller builder.

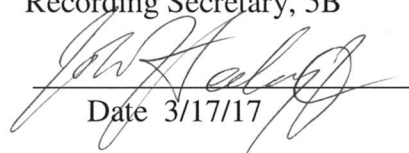
8. On Parking Relief, ANC 5B strongly believes that construction at the site and parking thereafter will negatively impact elderly residents across the site. As such, ANC 5B opposes this request for relief. ANC 5B encourages the Applicant to takes additional steps in working with other District Government agencies to protect existing residential parking, especially elderly residents. Such steps should include, but not be limited to: providing on-street; handicapped parking spaces for elderly/disabled residents; identifying certain streets as "Ward 5 Resident" parking only;

Adopted On 3/17/17 By a vote of 3-2-0 (with three commissioners required for quorum) at regularly scheduled and duly noticed public meeting with a quorum present.

Ursula Higgins,  
Commission Chair, 5B

  
Date 3/17/17

John J. Feeley, Jr.,  
Recording Secretary, 5B

  
Date 3/17/17