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Sent: Thursday, February 6, 2025 12:15 PM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Mehlert, Keara (DCOZ)
Subject: Exception submission: Appeal No. 20183

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Hello,

I would like to file the exception below for Appeal No. 20183. I would be grateful for a confirmation of its receipt.

Thank you for your attention.

Sincerely,

Cammeron Girvin
Residences of Columbia Heights

Regarding the proposed order for BZA Appeal No. 20183, Appellants wish to focus on two points.

1. The Board's ruling that the building is not an emergency shelter (thus requiring a special exception) is contradicted by Findings of Fact 3, 4, and 5, which define the Ward 1 building as an "emergency shelter" as authorized by the Homeless Shelter Replacement Act (HSRA). Furthermore, the definition of an "emergency shelter" in the zoning regulations is based on this very same language (Finding of Fact 40). These facts were shared by Appellants in their appeal.

To be clear, with this ruling, the Board has muzzled legislative and regulatory language in order to favor an administrative officer's interpretation, turning on its head the accepted process for application of law by regulatory agencies.

2. At no point does the draft order use the zoning term "meaningful connection," opting to instead use the less precise word "connection." Speaking of, it is Appellant's understanding that no such meaningful connection was constructed for this project.