

## **Letter in Opposition to Case 21058**

September 17, 2024

Dear DC Zoning Board,

I am writing to oppose the current plans for the property in case 21058. I reside in, and own property in, the required notification area of this project. I have outlined my reasons for opposition in sections below.

### **Lack of Adequate Security**

- **No fence separating adjacent properties to rear:** I occupy one of the properties behind the proposed site. The site, with thick vegetation, has been used to commit and then retreat from at least one shooting. Once cleared and graded, it will be even easier the property to be used to commit and escape from violent acts.
- **No security personnel:** All of the surrounding apartments, condos, and coops have security personnel because this is a violent neighborhood. In order to keep residents safe and ensure MPD is able to more effectively keep the area safe, security personnel should be included in the plan.

### **Transportation and Parking Concerns**

- **Lack of Parking Spaces:** Pomeroy is a signed bike route, and if residents begin parking on the road that will make it difficult and unsafe for people who bike in the neighborhood to continue using the route. The number of parking spaces is inadequate. As someone who lives car-free in this neighborhood, the elimination of the DC Circulator makes that significantly less tenable as well - resulting in the need for even more car spaces.
- **Increase in Congestion:** As mentioned previously, Pomeroy is a signed bike route. An increase in traffic (which DDOT expects in their report) would make this road dangerous for said usage. I rely on this road to bike into Historic Anacostia, downtown and elsewhere West of the Anacostia.

### **Grading Concerns**

- I own a property at the top of the hill directly adjacent to the property. The plans presented are inadequate to judge the property's effect on erosion and the stability of the area.

### **Damage to the Local Ecosystem**

- The property is home to a diverse set of species, and the plans do not do enough to protect the local ecosystem. Plans that are less destructive to the hill or do a better job preserving the trees in the area would allay this concern.

### **Failure to Engage the Local Community**

- The developer has not attended an ANC meeting since the prior hearing, and has failed to engage the local residents. Adjacent property owners such as myself would be open to meeting with the developer and adjusting the plans to eliminate our concerns.

### **Better Exempted Uses for the Property**

- In addition to the above, the property could contain some non-residential usage of the property on the ground floor to provide better services to the existing residents and potential new residents. This could be a business or something developed in conjunction with the District Government. The current plans would adversely affect the neighborhood without providing any benefit. This could mitigate and offset those downsides.

Overall, this **will** “tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps” as currently planned, and as such should be rejected without overhaul. As a resident directly adjacent to the property, I oppose this.

Best,

A handwritten signature in black ink, appearing to read 'Eliana Troper', with a stylized, flowing script.

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