

September 3, 2024

DC Board of Zoning Adjustment

Written testimony in opposition of Special Exemption for 39-unit Apartment (Application No. 21058)

I am submitting a written testimony to the BZA to oppose the special exception for Rupsha 2011, LLC to construct a 39-unit apartment unit in R-3/RA-1 Zone.

My reasons for opposing the apartment building are due to the excessive crime rate, increased population in such a condensed area with lack of resources and it eliminates the natural elements that sits behind my property which assists with absorbing water when it rains due to the property being built on a hill.

During the first ANC meeting with the developer and engineer present, he expressed there would be 39-units and 14 of those would consist of 5 bedrooms and the rest 3 bedrooms. He also expressed that there would only be around fourteen parking spaces which is not merely enough to accommodate the number of units nor serve the amount of people housed. Furthermore, Pomeroy as very limited street parking which is already congested. When people park on the street, instead of two lanes, the street easily is only accessible to operate as one. This causes problems for emergency operations to run smoothly in case of an emergency, along with buses.

Secondly, the area in which the developer would like to build already lack the resources to provide an adequate amount support and implement safety measures. There are two apartment complexes less than 1 minute away from each other who are “ beefing ” . Due to this, it has been numerous shoot outs piercing not only apartment buildings, and people but homes with bullets as well; including mine. To sandwich more people in an already unsafe and overpopulated area would further cause distress on the limited resources within the community. When the community asked the developer about the plan for security measurements and how that would be executed, he said he would get back to us at the next ANC meeting in which he failed to attend.

Lastly, the builder plan to build this building involves cutting the trees located behind my home. When they first started, my neighbors and I begged them to pause the tractors from coming further up the hill. They agreed to pause temporarily. The trees are the only barrier and thing that gives my family a little bit of peace to sleep at night. Last year, our hill which connects Pomeroy and Elvans was used to have a shooting spree. Numerous people scaled the hill and began to have a shoot out right behind our homes. After this a gate was put up. With the gate and the trees, it limits visibility into our homes and separates us from more traumatic experiences. Along with it affecting the safety, my home is built on a hill. When it rains the yard is very damp and near the parking pads, there are puddles of water in which plenty of cars have gotten stuck in the mud. If the trees are removed, I am afraid it would lead to more hazardous events occurring including the shifting of homes or parking pads.

As a homeowner, who grew up in ward 8 and lived in an apartment prior to, I am opposing the special exemption. I urge DC Board of Zoning to deny this Special Exception.

Warm Regards,

Talana Williams

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