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September 4, 2024  
Board of Zoning Adjustment  
Re: Case No. 51028 - Opposition to Development at 2424 Pomeroy Rd SE

Dear Members of the Board,

I am within 200 ft of the boundary and I am writing to express my strong opposition to the proposed development at 2424 Pomeroy Rd SE. I believe this project poses significant concerns for the safety, infrastructure, and overall well-being of our community.

**Safety Concerns:**

The proposed development lacks a comprehensive safety plan, despite being located in a neighborhood with a documented history of violence. The absence of such a plan is deeply concerning and jeopardizes the safety of both future residents and the surrounding community. I urge the Board to consider the potential consequences of approving a project without adequate safety measures in place.

**Parking and Congestion:**

The proposed 43 parking spaces are woefully inadequate for a development housing over 200 residents. This will undoubtedly lead to overflow parking on Pomeroy Rd and adjacent streets, exacerbating existing congestion issues. Pomeroy Rd is already a narrow, two-lane road with no street parking, and increased traffic will create significant safety hazards and inconvenience for residents and commuters.

**Lack of Community Consultation:**

The developer's failure to engage in meaningful consultation with the community is unacceptable. We were promised a collaborative process to address potential concerns, but these promises have not been kept. I urge the Board to consider the community's valid concerns and hold the developer accountable for their lack of transparency and engagement. **The developers attended an ANC meeting in May and were invited to come back with potential changes to their plan since the commissioners (all of them) were not in support of the project as is. They have not returned to an ANC meeting to discuss any compromises or adjustments that would be acceptable to the community. At the August ANC meeting, a motion was passed to write an opposition letter that stated unless changes were made and presented to the community, they are opposed to the project. This hearing should at least be delayed until there is community engagement.**

In conclusion, I strongly urge the Board to reject the proposed development at 2424 Pomeroy Rd SE. The project's lack of a safety plan, inadequate parking provisions, and potential for increased congestion, combined with the developer's disregard for community input, make it unsuitable for our neighborhood.

Thank you for your time and consideration.

Sincerely,



Jay Munyasya