

Shahn Marc Louis
2529 Elvans Rd SE
Washington, DC, 20020
9/4/2024

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001
Re: Case No. 51028 - Opposition to Development at 2424 Pomeroy Rd SE

Dear Members of the Board,

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.

The proposed 43 parking spaces are woefully inadequate for a development housing nearly 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 a bus route, and increased traffic will create significant safety hazards and inconvenience for residents and commuters.

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. This case has already been postponed once because the developer neglected to notify property owners in the community. When the developer presented their plans to our ANC initially, they were shot down and promised to return with a revised plan. They have not returned. I urge the Board to consider the community's valid concerns and hold the developer accountable for their lack of transparency and engagement.

While management and security concerns may be outside the purview of the BZA, I'd be remiss to not mention that the proposed development lacks a comprehensive safety plan. Despite being located in a neighborhood with a documented history of violence and a 24/7 police detail one block away. 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.

Our neighborhood deserves a voice in this process and we deserve high quality thoughtfully planned housing. In rejecting this proposal as it stands, you will give us the opportunity to work with the developer to achieve both goals.

In conclusion, I strongly urge the Board to reject the proposed development at 2424 Pomeroy Rd SE. The project's inadequate parking provisions, and potential for increased congestion,

combined with the developer's disregard for community input, make it unsuitable for our neighborhood at this time.

Thank you for your time and consideration.

Sincerely,
Shahn Marc Louis