

Cochran, Patricia (DCOZ)

From: Bryan Fratkin <bryan.fratkin@gmail.com>
Sent: Sunday, September 8, 2024 8:51 PM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Nigro, Rachelle (SMD 2G06)
Subject: Case 21177 District of Columbia Department of General Services

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from bryan.fratkin@gmail.com. [Learn why this is important](#)

Written Testimony in Opposition from 200 ft Real Property Address (475 K ST NW)- Case 21177

Dear Chairman Hill and Board Members,

My name is Bryan Fratkin and I reside at 475 K ST NW #716, Washington, DC 20001. My address is included in the 200 ft real property radius map. I urge the Board of Zoning Adjustment to deny the special exception relief sought by the District of Columbia Department of General Services for the proposed temporary relocation of the Central Cell Block to 501 New York Ave NW. The construction of the Central Cell Block, necessitating special exception relief, will detrimentally, adversely, and significantly impact the neighboring properties in direct violation of the Zoning Regulations and Maps. The substantial increase in cells and detainees will lead to heightened traffic, noise, and security concerns, including, but not limited to:

- Disruptions from the facility's 24/7 operations due to six police forces transporting detainees to the facility.
- Noise pollution from potentially over eighty detainees and from increased activity at the building.
- Increased traffic from police, employees, vendors, etc., leading to congestion.
- Safety risks associated with the potential release of detainees into the community -most notably to the community organizations and businesses that cater to children. The facility's proximity to Bambini Child Care Center is causing great distress among parents and staff. The proposed cell block is also just feet from residential property.

The proposed temporary relocation of the Central Cell Block to 501 New York Avenue, N.W., will have a direct, significant, and adverse effect on the residents, business owners, and community organizations nearby. This neighborhood has undergone transformation over decades from a state of neglect, characterized by parking lots and dilapidated houses, to a vibrant area with mixed-use residential developments. We are asking that this Project not be allowed to undo that progress and that DGS be directed to find a more appropriate and less impactful location.

Thank you for your consideration.

Best,

Bryan Fratkin
475 K St NW #716
Washington, DC 20001
Phone: 202.810.2702
Email: bryan.fratkin@gmail.com