

4739 Yuma St. NW  
Washington, DC 20016  
November 27, 2017

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Members of the Zoning Commission  
Zoning Commission of the District of Columbia  
441 4th Street NW  
Suite 210 S  
Washington DC 20001

Re: Case number 16-23; Proposal for Design and Review and Development by Valor Development, LLC Square 1499 Lots 802, 803, 807 in American University Park, District of Columbia.

Members of the Zoning Commission:

I am the resident owner of 4739 Yuma St. NW. My home is diagonally across the intersection of 48th Street and Yuma Street from the above proposed project, **well within 200 feet** of the site. I would look directly at the five to seven story building proposed by Valor Development.

Currently, the site contains a one story commercial building, which is partially below grade. A five to seven story structure thus represents a dramatic change, one that is out of character to the surrounding residential neighborhood. I would support a new development that would be smaller in scale.

Further, the 85 dedicated parking places for the residents are clearly inadequate, and will result in parking overload on neighboring streets like Yuma. The developer indicates that the target demographic for the Ladybird will be older couples looking to downside. This demographic will have automobiles, particularly because the site is almost a mile from the Metro. I believe there's currently at least one vehicle for each home on my block, and commonly more than one. My block of Yuma Street has parking on only one side of the Street, and parking is already an issue.

I ask the Zoning Commission to recognize the interests of the neighbors, and to instruct the developer to come back with a smaller scale project.

Thank you.



Demetris Papageorgiou