

**Cochran, Patricia (DCOZ)**

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**From:** Tony Essaye <TEssaye@lawlermetzger.com>  
**Sent:** Tuesday, September 24, 2019 10:06 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** Cheh, Mary (COUNCIL)  
**Subject:** Case No. 19-10--Valor Development

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Subject: Case No. 19-10, Valor Development, LLC--Consolidated PUD Square 1499, Lots 802,803, 806 and 807.

Letter of Opposition.

Mr. Anthony Hood, Chairman

District of Columbia Zoning Commission

441 4th Street NW

Suite 210S

Washington, D. C. 20001

Dear Chairman Hood:

My wife and I have previously joined our neighbors in writing you in June of 2017 and December of 2018 to express our concerns regarding the magnitude of the project proposed by Valor Development for the 4330 48th Street site. In the intervening 27 months, however, Valor Development appears to have declined to make any meaningful changes in its proposal to respond to the serious concerns expressed by our neighborhood.

My wife and I live near the corner of Albemarle and 48th Streets, two short blocks from the development site. Our neighborhood consists of smaller to medium size one family homes, with the limited amount of traffic and overall type of environment that accompanies such a location. Thus, the proposed development would be

totally out of proportion to the neighborhood and, we believe, would bring with it traffic congestion and accompanying changes that would be significantly adverse.

We recognize that the site in question is subject to development, and we would not in any way oppose a proposal that seeks to balance its size to take into account its surroundings. In this regard, it is our understanding that, under the D.C. Comprehensive Plan, the zoning designation for our area contains limitations on the height and other aspects of development projects. We very much hope that your Commission will see fit to apply such requirements in this instance.

Thank you in advance for your consideration.

Anthony and Eileen Essaye

4806 Albemarle Street