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## Opposition to ZC No. 24-15

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From Lilian G. Noya <liliangnoya@gmail.com>

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To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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Dear DC Zoning Commission (ZC),

I am writing to express my deep concern and strong opposition to the proposed housing development at 901 Monroe Street NE (ZC No. 24-15). My family and I live at 3404 10th St NE, Washington, DC 20017, just a short distance away from the proposed site, and this project will have a direct and profound impact on our daily lives.

While I understand the importance of addressing housing needs, this project raises significant concerns that go beyond abstract issues—it threatens the safety, well-being, and peace of the families who call this neighborhood home, including mine.

### 1. Risks and Fear for Children's Safety

I am particularly worried about the increased risks this project will bring to children in the area. The density of the proposed development will lead to more traffic congestion, raising the likelihood of accidents in a neighborhood where kids play and walk to school. Additionally, the prolonged construction period will bring heavy machinery, loud noises, and dust—making it unsafe and stressful for children to enjoy the outdoors.

### 2. Lack of Community Benefits or Shared Spaces

It is disappointing that the development fails to include shared spaces or amenities that could provide tangible benefits to the community. A project of this size should aim to improve the neighborhood for everyone, not just cater to new residents. Without parks, playgrounds, or gathering spaces, this development ignores the needs of the families already here.

### 3. Impact on Solar Panels and Sustainable Practices

Like many neighbors, I have invested in solar panels to reduce my carbon footprint. I am deeply concerned that this development will block sunlight, rendering these panels ineffective. A solar study must be conducted, and any loss of solar access should come with financial reimbursement to affected residents for the income and electricity we will lose.

### 4. Strain on Neighborhood Infrastructure and Parking

The density of this development will undoubtedly overwhelm our neighborhood's infrastructure. Parking will become unbearable, forcing residents to compete for limited spots.

ZONING COMMISSION  
District of Columbia  
CASE NO.24-15  
EXHIBIT NO.57

In light of these concerns, I urge you to reconsider the current plans for this project. Development should enhance and support the families who already live here—not displace or endanger them. I implore you to explore alternative solutions that prioritize safety, community benefits, and harmony with the existing character of the neighborhood.

Thank you for considering the voices of the residents who will be directly affected by this decision.

Sincerely,  
Lilian Noya  
3404 10th St NE  
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