

Cochran, Patricia (DCOZ)

From: Martin R <mv.roeck@gmail.com>
Sent: Tuesday, January 7, 2025 2:18 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Letter in opposition to ZC No. 24-15 (immediately affected at 3404 10th street NE)

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To the Zoning Commission

I am writing to express my strong opposition to the proposed housing development at 901 Monroe Street NE (ZC No.24-15). My family lives on 3404 10th St NE, Washington, DC 20017 and we are immediately affected by this.

While I understand the need for responsible development to address housing needs, this project raises significant concerns that will have lasting negative impacts on our community.

1. Lack of Community Benefits or Shared Spaces. The proposed development does not include any tangible benefits for the community, such as shared spaces or resources that would enhance the neighborhood. A project of this scale should prioritize the needs of existing residents, offering public amenities or gathering spaces that foster a sense of community.

2. Strain on Neighborhood Infrastructure and Parking. The sheer scale and density of the proposed development would significantly clog the neighborhood and alter its character. The lack of sufficient parking will exacerbate an already challenging situation, leading to increased traffic congestion and competition for limited street parking. This will negatively affect the daily lives of residents who rely on these spaces.

3. Solar Panel Impact and Need for a Solar Study. Many residents, including myself, have invested in solar panels on our rooftops as part of a commitment to sustainable energy practices. A solar study must be conducted to determine how the proposed building will affect access to sunlight and we expect financial reimbursement for the loss of income and electricity.

4. Height and Density Incompatible with Neighborhood Character. The proposed building height and density are incompatible with the existing character of the neighborhood. This project would fundamentally alter the aesthetic and quality of life for those of us who call this area home. The scale of this development is disproportionate and detrimental to the well-being of residents.

In light of these concerns, I urge you to reconsider the current plans for this project. Development should align with the needs and values of the community it aims to serve, rather than disrupt and diminish them. I ask that alternative solutions be explored that prioritize community benefit, infrastructure capacity, and compatibility with the neighborhood's character.

I look forward to seeing a development plan that truly respects and serves our community.

Sincerely,
Martin Roeck
3404 10th street NE