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Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street NW, Suite 200-S
Washington, DC 20001
RE: Letter of Opposition to Application Number 19751

Ladies and Gentlemen of the Zoning Board:

I am writing in opposition of Application 19751. Although I would like to see this property developed, a project that is more appropriate in size, scale and parking would better suit our neighborhood. As a mother of 3 young children, I choose and moved to this neighborhood two years ago because of the fantastic community. I feel strongly that this project would rip at the fabric of this community and adversely affect our lives primarily through the increase in traffic due to insufficient parking.

Currently, my husband and I struggle to find parking on our street, which is quite impactful with three small children. There are many times that we are forced to park a block or two away and carry our children and groceries. Our street, 36th Place, receives much of the overflow parking from the Glover Park Hotel and the retail strip of Glover Park. I am very concerned that this project will force more people to park on the street. The plan for the project has only 9 parking spaces for 34 units. These 9 spaces will be reserved for staff, visitors, and small deliveries. This is far too little for a project of this scale. The traffic study, which was paid for by the developer, states that the building will utilize street parking for much of the parking needs. Seeing as we are currently short on parking in our neighborhood, this is ludicrous. The developer is chasing a cheap design and not providing underground parking thus burdening the neighbors. I urge you to require the developer to provide the amount of parking that the code requires. This project is clearly under parking and will exacerbate the parking problems that exist today.

In addition to the parking problems that his project creates, it also produces a myriad of traffic difficulties. A project such as this will generate deliveries, trash, coordinated drop off and pick up and emergency vehicles. The solution for the developer is to use a small public alley as the primary access point. This is not a viable solution for a project of this size. This project will cause congestion and limit the flow on the alley. I do not see a way that such a small thoroughfare can accommodate the

regular alley usage that exists today as well as the extreme burden of a large project. Once again the developer has designed a suboptimal building that does not provide loading underground and wants the neighborhood to be burdened.

I urge you to deny this application. The developer has designed a building that creates and exacerbates the problems in the neighborhood. This project could solve the parking and loading issues by placing all of these activities underground. There is no reason to allow this project to hurt our community. Please do not allow poor building design to ruin our neighborhood and our homes.

Thank you.

Sincerely,

Elizabeth Katz Brock