

BZA Application No. 20204

Current Hearing Date: Wednesday, February 12, 2020

To Whom It May Concern:

As 2 neighbors/ property owners/ residents of a home within 200 of feet of this new proposed development, we would like to express our **strong opposition** to this proposed request for a special exception to combine 2 lots into 1 lot and construct a new 16 unit apartment.

We received a notice of this hearing and exception on January 25, 2020 in the mail, even though the letter was dated December 30, 2019. As such, we have not been able to attend the relevant ANC meeting which may have discussed this issue, and another ANC meeting is not scheduled until after the hearing. Additionally, we have not heard back from our requests to discuss this issue with our ANC, which is why we are submitting this letter separately from our ANC.

We are in **opposition** to this construction primarily for the reasons listed below:

1. We have **limited parking** on our small, **dead end** street. Because of our proximity to the metro, a lot of people who don't live in the immediate neighborhood, but who have Zone 5 parking stickers, park on our street for the entire day so that they can commute via metro. With more apartments coming up in our street, including 2 larger condo units adjacent to this proposed development and presumably owned by the same company as this current proposition, the majority of that street would be apartments/ condos that replaced single family houses and essentially multiplies the residents by a factor of 8 (on average). Even though they will have a few parking spaces, it will not accommodate the number of units and will increase congestion for parking spaces and issues on our street.
2. With **more renters** and less owners on our street, we see an increase in people who do not have a long term investment in the neighborhood, increased parties and littering, and less people to help us support positive change in our neighborhood. We already have lots of issues with the neighboring Home Depot and other road related issues, and despite constant communication and advocacy, we do not receive support, follow through, conversation, or even basic responses from our ANC. As the number of owners in the area decreases, and more renters increase, we will have even less support in being able to have a voice with our ANC or neighborhood in general.
3. The current residents already have limited support and engagement from our ANC representative and Ward 5 councilman. These two representatives cannot manage the communication and responses to their current constituents, adding more will only compound that issue and there is no reason to make an exception to zoning requirements knowing it will **degrade representation**.

4. The back alley of these units enters the front of our street, so, it is essentially on our block. More cars and people and traffic in that alley creates more traffic and congestion on our street. Our street is a short dead end street already with many people turning around in very limited space, this will only compound the bad congestion we currently have.
5. **Crumbling infrastructure** in the neighborhood will only worsen. We have been trying to work with the city for sidewalk repair and stemming erosion of public property in the area. These issues have not been addressed and increasing the population density in the neighborhood will only exacerbate these problems. The district needs to work on basic requirements before making exceptions to zoning regulations.
6. There are **many new rental units** being added to our neighborhood. Hundreds of new units have been added in Rhode Island Row and the Brookland Press buildings. In addition, there are new units being added just west of the metro station. With so many units available the city has no need to provide exception to zoning regulation to add more units. An additional unit was recently built right behind our house as well and has increase the **pedestrian traffic** on our street and in our alley. With the metro and major bus lines right on our street, we already have an unusually high volume of traffic, and increase condos/ apartments replacing single family units will only worsen the situation. As mentioned above, our neighborhood does not need even more condos/ apartments when there are so many going up all around us, but at least those are further away from the central, residential, neighborhood feeling areas.
7. There is a reason these lots were zoned a certain way, to keep some **neighborhoods** more residential and support that. When the same company wants to have another exception so they can create more large square units connected, less light comes through to our street. These lots are on the corner which connects our street.
8. All of the above factors will not only negatively impact our day to day living, but will also decrease our **housing values** down the road.

Thank you for your consideration of our opposition. Unfortunately due to work schedules, we cannot attend the hearing in person. Should you have any questions, please feel free to reach out to us.

Sincerely,

Shelly Hundiwal and Jacob Sgambati
2412 10th St NE
Washington, DC 20018