

Cochran, Patricia (DCOZ)

From: Bardin, Sara (DCOZ)
Sent: Thursday, March 28, 2024 10:48 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: 21103

Follow Up Flag: Follow up
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Subject: Board of Zoning Adjustments (BZA)

Form: Ask DCOZ

Message: Re: Pending Development at 71 Kennedy Street N.W. Case 21103 I am a senior citizen, a native Washingtonian and a long-term resident (since January 1955) of the unit block of Longfellow Street N.W. As a former President of South Manor Neighborhood Association (SMNA) and former President of the Unit Block Longfellow Street N.W., and daughter of a former Advisory Neighborhood Commissioner, I want to express my complete and total support by REI, LLC to make the building at 71 Kennedy Street N.W., previously known as the Kennedy Lofts, a residential building in its entirety. Our home is less than 250 square feet radius from the proposed residential building and will be directly impacted by construction plans for the site. My husband and I, Dr. Louis A. McCall, are strongly opposed to making the planned project a mixed-use development for several reasons. Long-term residents of this neighborhood have also expressed their concerns about some of these plans. First, there has been little sharing of information with our community about specific plans to incorporate commercial operations. Members of South Manor Neighborhood Association and the Longfellow Street Block Club, in which I am active, have not been informed or briefed about specific details for commercial use plans nor have we been given an opportunity to comment on what is proposed. For example, what is planned, what are the implications for mixed use, and what are the environmental impacts depending upon what is to be constructed in the commercial space. Although we had seen posters and flyers placed in our mailboxes from "concerned citizens" opposed to residential only units, we have no idea who these people are given they do not identify themselves and resent them pretending to represent the interests of long-time residents. It is our collective sense that many supporters of mixed-use development do not live in this neighborhood. Members of our community are concerned about environmental pollution impacts and air quality.

Board of Zoning Adjustment
District of Columbia
CASE NO.21103
EXHIBIT NO.48A

Second, we are concerned about the limited parking availability in this neighborhood. We do not look forward to accommodating a 47-unit apartment building without sufficient parking for its occupants. Currently, residents of the Kenn-Manor Apartment at 31-33 Kennedy Street N.W. are forced to park in the Unit Block and one hundred Block of Longfellow Streets N.W. as well as on Madison Street N.W. and other neighboring streets. For years, the Kenn Manor reside

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