

Good Evening, DC Commission on Zoning, and thank you for the opportunity to speak regarding DC Zoning Case Number 17-11, Map Amendment Request. My name is Bettie Ann Graham, and I am a life long resident of the Penn Branch neighborhood, and reside at 3125 P Street SE, on Square 5545N, Lot 809.

I approve, in part, and oppose, in part, the proposed MAP Amendment to allow for the commercial shopping center upgrade. However, I oppose the authorization of a 50-65 foot residential structure to be built in the rear of the building.

My concerns about the proposed construction are as follows:

- the impact of the increased foot traffic and privacy change of the neighborhood, as well as future parking issues;

- the recourse for any land shifting and damage to homes;

- the name change of the shopping area to a milquetoast cookie cutter name that does not accurately reflect the name of the neighborhood itself.

While I will not be directly affected by the structure with respect to privacy issues, I am empathetic to the needs of my neighbors and stand with them. The new shops, however, will increase foot traffic, ambient noise and parking. We do not currently have regional parking, but should this go forward, we as residents should have some form of a parking permit to distinguish us from the visitors. Furthermore, in the past, my street has acted as a staging area of sorts when it comes to construction, so how will we not be inconvenienced by the increased movement needed to achieve these changes?

With respect to land shift, my lot is adjacent to the church yard, yet does not come within the 'affected area' circled on the map. My property would most likely be affected by any land shift as the area is populated by massive oak trees. Any shift in the church yard, could trigger the trees to fall, and would affect me because the trees are tall enough to land on and damage my home. How will you protect me, and my family against that?

Lastly, while not related to the zoning itself, is the name change. I live in Penn-Branch, not Penn Hill. While this may be a new project for you, this is not a new development. This is an established neighborhood, and it is where many of us have lived for decades. Please leave our history in tact.

Respectfully,

Bettie A. Graham/s/

Submitted on 10/2/2017 by:
Bettie Graham - Testimony
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