

September 29, 2017

To: DC Commission on Zoning

Re: Case No. 17-11

Dear DC. Zoning Commissioners,

I, the undersigned, live near or have adjoining property to the proposed rezoning and building of an apartment and underground garage in the rear of the 3200 block of Pennsylvania Avenue, S.E. I am resident of 3200 block of O Street, S. E., which will be greatly affected. Listed below are my reasons for the opposition:

- Will greatly disturb the foundations of the homes on O Street and the nearby neighborhood. The land in this area is marine clay and therefore not stable. I am deeply concerned about the impact of the digging for the underground parking on the O Street Wall and the impact it would have on the foundation and settling of my property. My property has been plagued with such issues due to the marine clay topography.
- Sinking of lands and seepage of water will occur because streams are below the houses on O Street and the buildings on Pennsylvania Avenue. My property has experienced seepage and we are just starting to get a handle on this issue.
- Digging will bring more rodents and other wild life in the community.
- Traffic is already heavy and construction of a high density dwelling in this area will have a tremendous impact on a nicely laid-out residential community – more people, more cars and more trash. Traffic has significantly increased on O Street due to the aisle place on Pennsylvania Ave. What used to be a quiet neighborhood now experiences significant traffic, high speeds and increased trash.
- No community benefit has been offered to our community.
- Our ANC and the PennBranch Citizens Civic Association moved in support of this project with any consultation from those most impacted of us most impacted on O Street.

It is for these reasons that I and many of my neighbors unequivocally oppose this construction in the Penn Branch Shopping Center.

Respectfully submitted,



Homeowner3240 O Street SE  
Sq. 5542S – Lot 835