

**BEFORE THE D.C. COMMISSION ON ZONING**

***Letter in Opposition from an Impacted neighbor***

Regarding D.C. Zoning Case No. 17-11

Map Amendment re 3200 Pennsylvania Avenue PJV, LLC—Map Amendment Request  
concerning Sq. 5539 “Lots: 835, 838, 839, and 840

Dear D.C. Zoning Commissioners:

I, the undersigned, live near or have adjoining property. I, hereby, approve, in part, and oppose, in part, the proposed MAP Amendment to allow the commercial shopping center to upgrade the commercial facility. However, we oppose authorization of a 50-65 foot residential structure to be built in the rear of the building. The residential structure could infringe upon my property and rights to be free from air and light blockage, impairment of my views and my privacy rights from having residents of the new units peering in on my family, impose unreasonable noise, and destroy our peaceful enjoyment of our property, and the neighborhood, pursuant to the Commission’s rules 11 DCMR Subtitle A, Subsection 304.4.

If there is approval for any upgrade, we respectfully request community benefits to enable a food store, and the imposition of geological testing to ensure the shopping center and the surrounding neighborhood ensure against water leaks, soil deterioration, and any impairment to the O Street wall; and any indicated need to improve the watershed beyond what’s indicated just for the shopping center to include the surrounding properties and public space. There must be sufficient parking and trash containment so the neighborhood is not burdened with trash and other nuisance. We also request new traffic studies, if needed to accommodate such expansion.

Respectfully,

Bettie Ann Graham /s/

Signature

October 2, 2017

Date

Printed Name: Bettie Ann Graham

Address: 3125 P Street SE, Washington, DC 20020-3628

Location: Square 5545N, Lot 809

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