

September 12, 2022

Office of Zoning
441 4th Street, NW Suite 200S
Washington, DC 20001

Re: OPPOSITION TO Z.C. Case No. 21-14—2026 Jackson Street, NE

Dear Sir or Madam,

We are writing to express our STRONG OPPOSITION to the of zoning map amendment for property located at 2026 Jackson Street from a R-1B to a MU-4 zone and live within 250 feet of the proposed site. The neighborhood, as evidenced by the signatories to this letter, is in **strong opposition** to this project for the following reasons:

1. The first is the negative impact on parking is evident. Initially, the developer hadn't included parking in their plan - on a block that already suffers from a constant lack of parking spaces for residents. They amended the plans to include bare minimal parking. As a resident of this neighborhood for decades, We can speak first hand to the nightmare situation that has become parking. If you're bringing more families, and retail, and planning to remove multiple street parking spaces for your building's loading zones and curb cuts, then the impact that this development will have on parking is being severely understated by the developer. This will adversely affect the neighborhood and DECREASE safety.
2. The Zoning Board SHOULD NOT approve the request as there will be a negative impact to safety due to the increase in traffic. The significant increase in traffic in the neighborhood caused by the increase in the number of units of the proposed apartment building WITHOUT ANY additional off-street parking spaces not to mention the likelihood that a number in the double digits of cars will accompany the tenants of the building is outrageous. The increase in traffic caused by the proposed apartment building is untenable and the plan makes no effort to address safety issue for the many school-age children in the neighborhood. A multi-unit apartment building without any off-street parking is a safety hazard, will cause un-told inconvenience to existing residents, will dramatically increase traffic on residential streets and should be rejected by the Zoning Board.
3. This zoning change will enable development that is not in the best interest of the community. The neighborhood will be adversely and permanently altered by changing the density of the housing stock. Perceivably spot zoning or applying a MU-4 map classification to such a small parcel of land would show little regard to the surrounding designations. Razing multi-unit apartment building will materially and adversely affect the character of the neighborhood.
4. **This zone change will be inconsistent with surrounding uses.** This neighborhood is comprised of residential single family homes. Having a building constructed of this size and magnitude, not only detracts from the peaceful beauty of the neighborhood, it will block the view of the current residents within 100 feet of this property as rendered in the drawings submitted by the developer. Their views will be blocked in the front and the back porches. Rezoning this neighborhood from low density residential to high density residential, when the neighborhood is surrounded by other residential uses, is likely to be found inconsistent with surrounding uses.
5. **This zone change is inconsistent with the orderly development of public services.** This zone change might not be appropriate in an area with no public services. 100 feet up on Rhode Island avenue, already has the services and can support the same type of development the proposed zone change will allow. Thus rezoning at the proposed site is not necessary, adds no value to the current residential space.

We, the undersigned neighbors ask the Zoning Commission to **REJECT** the Applicants request to grant a zoning map amendment for property located at 2026 Jackson Street from a R-1B to a MU-4 zone.

SINCERELY,


Allegra Connor


Ashley Nichols


Phyllis David

2008 Jackson St