

## Cochran, Patricia (DCOZ)

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**From:** John Guardiano <john.guardiano@gmail.com>  
**Sent:** Sunday, March 20, 2022 9:05 AM  
**To:** DCOZ - ZC Submissions (DCOZ); ATD DCOZ; ANC 4C Office (ANC 4C); Johnson, Paul (SMD 4C07); Botstein, Clara (SMD 4C08); Campbell, Ulysses E. (SMD 4C03); Barry, Maria (ANC 4C02); Rubio, Vanessa (SMD 4C01); Marbury-Long, Yvette (SMD 4C04); Mansaray, Namatie (SMD 4C06); Planning; Lawson, Joel (OP); Mordfin, Stephen (OP); WPerkins@dccouncil.us; jlewisgeorge@dccouncil.us; ATaliadoros@dccouncil.us  
**Subject:** Opposition to Square 2704 Development (ZC Case #21-18)

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Dear Members of the Zoning Commission,

I have lived at 1429 Crittenden ST NW for more than 20 years, and I'm absolutely horrified by the proposal to build a 100-unit apartment building around the corner.

In my long search for a home in DC, I started out looking in neighborhoods south here, closer to where I worked downtown, but found the neighborhoods crowded, the large number of apartment buildings unsightly, and the parking situation impossible. As I shifted my search northward, I eventually "discovered" this neighborhood -- quiet, with tree-lined streets, air space behind the homes, and a nice balance of urban living and a manageable population density.

From that moment on, I focused my search exclusively on *this neighborhood*: I waited for a house to come up on the market that was neither out of my price range nor falling down from neglect. Finally, I found myself in this house, and I've absolutely loved living in this neighborhood.

This is a residential neighborhood of mostly single-family homes. It was designed as such, and it has been that for more than a century. The notion of shoehorning a 100-unit 6-story apartment building into this neighborhood seems frankly insane, and the fact that it's even under consideration seems surreal. It would change the character of the neighborhood for the worse -- permanently and irrevocably. With 100 units, we can expect there to be *at least* an additional 200 people here, and it would become yet another crowded neighborhood. The already tight street parking would become impossible, just as it is closer to downtown.

There are many spaces in DC where such a behemoth would fit nicely, but this is not one of them. And as I understand it, the existing zoning laws agree. The zoning for this area wasn't pulled out of a hat -- presumably it was designed to prevent overdevelopment, *bad* development, and crowding. We have all hoped for *good* development in the neighborhood, and many of us have wondered what better use might be made of the space currently occupied by Dance Loft and the furniture store. An oversized apartment building is emphatically not it.

I and others in the neighborhood hope we can count on your consideration in keeping any development of Square 2704 to a reasonable scale, and one that won't radically transform the longtime character of our neighborhood.

Sincerely,  
John J. Guardiano

1429 Crittenden ST NW  
202-829-6365