

**1419 CRITTENDEN STREET, N.W.  
WASHINGTON, D.C. 20011**

March 24, 2022

Dear Members of the Zoning Commission:

**RE: OPPOSITION to Zoning Case 21-18 DANCE LOFT VENTURES, LLC PUD**

We are writing as interested and affected adjacent homeowners living in ANC4C to urge the Zoning Commission to vote against the Dance Loft Ventures PUD application and related Map Amendment. As proposed, the development is out of character with the surrounding neighborhood and would adversely affect our quality of life.

We moved to 16<sup>th</sup> Street Heights 30 years ago after searching across the city for a single-family home in a quiet, moderately dense neighborhood. The planned development will irrevocably alter the area by the sheer size of the building and its proximity to the existing century-old housing stock. Adding 200 to 300 residents and their automobiles will further congest the surrounding streets already stressed by non-permitted church, business, and arts organization visitors who regularly overstay posted time limits. The displacement of existing businesses will diminish the availability of local amenities that our neighbors rely on.

Reasonable, thoughtfully designed and sized redevelopment of the property would be welcomed. But after more than a year of on-line and in-person meetings with the developer and their representatives, it is clear that they have no intention to build an apartment structure that would fit comfortably with its surroundings. They listened repeatedly to concerns about health and safety (e.g., access for emergency services), lack of privacy caused by the height of the proposed structure, continual noise and disruption caused by delivery vehicles and commercial trash removal services, and finally, parking. The developer claims that any alteration to their plan would be financially unviable. Whether or not those claims are true, the business interests of a developer should not take precedence over the well-being of the existing community.

Again, we urge the Zoning Commission to vote against the Dance Loft Ventures PUD application and related Map Amendment.

Sincerely,

/s/

David M. Hollis and Mark D. Agrast