

April 4, 2022

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

Re: ZC Case Number 21-18, Dance Loft Ventures, LLC. – Letter of Protest

Members of the Zoning Commission:

I am writing in opposition of the development plan by Dance Loft Ventures, LLC for commercial space at 4608-4618 14th Street NW, Washington, DC 20011. I am a resident of 40+ years at 4605 15th Street, NW (rowhome directly behind proposed space). The development of a seven-level building will overshadow any other structure in the neighborhood and is unappealing in the quiet classic 16<sup>th</sup> Street Heights neighborhood. The height and density of the building is too large for this one block. The alleys are already tight and compact. Occupants of the building will be able to view residents' private space beyond a privacy fence due to the mapping of the building's height.

The neighborhood is suffering from limited parking for residents who do not have off-street parking. The proposal indicates that there will be paid garage spaces and possible outdoor spaces. If these spaces are occupied, where would people park? Most likely in the residents parking spaces that are scarce since the addition of bike lanes, removal of previous street parking, and multi-family rentals.

The commercial space will have an undesirable impact on the community with the additional 24hr congestion of vehicle and pedestrian traffic. To include the upcoming renovation and reopening of the WMATA Northern Garage, which is an existing staple in the neighborhood. There is significant safety concerns for young children and elderly in the neighborhood with the increased traffic. The plan of less vehicles and more bicycles/public transportation cannot be controlled. Individuals will select their mode of travel.

The development plan indicates that there will be 101 units with additional business space and the trash dumpsters will be located inside the building. The influx of trash and the existing rodent issue in Washington, DC will only increase infestation in the neighborhood.

I request that the developers resize the building to coincide with the current neighborhood structures in the 16<sup>th</sup> Street Heights neighborhood.

Sincerely,

Leslie James