

ward3vision

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February 28, 2017

Mr. Frederick Hill, Chairperson
DC Board of Zoning Adjustment
441 4th Street, Suite 210S
Washington, DC 20001

Dear Mr. Hill and members of the Board:

I am writing on behalf of Ward3Vision, an organization of residents of upper Northwest DC, who are concerned with achieving livable, walkable neighborhoods and providing housing affordable to a wide range of income groups. We would like to express our support for the zoning relief requested by the District of Columbia in BZA Case #19450, in order to construct an emergency family shelter.

We feel strongly that the responsibility for providing emergency shelter to families who have become homeless is one that should be shared by all wards in the city. In the case of the subject building, the relief requested for height and number of stories is appropriate, given the mixture of heights and types of buildings found within close proximity to the site, and the presence of numerous buffers which separate the shelter from existing low-density areas, including federal parkland and the Second District Police Station. The special exception for parking reduction is not likely to create adverse impacts, given the availability of transit service and likely low rates of car ownership among the residents. This is also the case for the relief from the loading dock requirement, given the low likelihood of the need for large trucks or moving vans.

The primary rationale for the zoning relief requested is to accommodate social services on-site for the residents and to provide such services for a greater number of homeless families than would be possible at a smaller facility. We think it is reasonable to believe that this a positive attribute, and it should weigh in favor of the applicant, in light of the fact that, as discussed above, there is no adverse effect from the requested zoning relief.

Sincerely,

Susan Kimmel
Chairperson, Ward3Vision