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The Board of Zoning Adjustment
Washington, D C

RE: Case No BZA 18711
3112 13th St , N W.

Dear Sir/ Madam

I submit this letter in opposition to Ulysses S Glee and the Fenton Group's request for a variance to change 3112 13th Street NW from use as a community based agency facility to a building which will be divided into four (4) condos and each sold individually Mr. Glee is required by DC zoning law to obtain a variance before he can divide this residential property into 4 condos He seeks a variance on the basis that if he cannot develop these this building into four condos he would incur an economic hardship He also bottoms his request for a variance on the variance Rasheed Salem (another developer in working in Columbia Heights) was given for the property located at 1339 Irving St NW, across the street from my home and around the corner from the subject property Mr Glee also said at the ANC meeting about this project on February 12, 2014 (which I attended) that if he could not develop this property into four unit condos he would not be able to financially support his 97 year old Mother

I am a homeowner who lives in the home that I own in the 1300 block of Irving St , N W Washington, D C. My home is around the corner from the subject property.

I oppose Mr Glee's request for a variance on the following bases

Mr Glee is not suffering and will not suffer an economic hardship if the variance is not granted. He has been developing properties in Washington, D C for over 30 years and by his own admission he has developed over 60 residential properties in Washington, D.C Mr Glee renovated and divided a property into two two level condos located directly across the street from my home several years ago He sold both units for over \$700,000 each On his website it indicates that he formed a development group in 2003 and that he and his group invest in and develop residential, commercial and assisted living and hospital properties as well as the commercial entities He also owns and manages rental properties His website states,

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18711
EXHIBIT NO. 33

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"The Fenton Group was founded over 20 years ago as a residential development firm and has grown to include commercial and assisted living development, real estate investment, and property management."

The property located at 1339 Irving St , N W (which was developed by Rasheen Salem) was granted a variance solely on the basis that it had been sitting vacant and trashed for 15 years and the developer's renovation of the building would put the building back into economic use and into the mainstream of the city's economy The building at 3112 13th St , N W is already being used as a community based facility and it is occupied for said use It is not sitting empty, vacant or trashed. Mr Glee could simply rent the building to other community groups

As a developer who has had a successful development career and who currently owns and manages rental apartments in addition to the projects he develops he certainly can afford to take care of his 97 year old Mother without the proceeds from selling four condos at 3112 13th Street NW Given his history of successfully developing properties in DC and Florida he presumably knew the cost it would take to renovate this property especially the attorney's fees he is incurring This three block area-3100 block of 13th Street, N W, the 1300 Irving Street NW, the 1300 block of Kenyan are a less than a block away from the Columbia Heights Metro station This variance request is simply about Mr Glee wanting to make more money by selling four condos instead of three he and his business associates. He and developers like him are simply driving up homeowners' real estate taxes and forcing older residents on limited income to sell their houses because they cannot afford to pay real estate taxes in these amounts

The density in the blocks immediately surrounding the 3112 13th St are so great that another 4 condos development will simply add to the crushing number people that attempt to inhabit this area The subject property is 2 doors from the North corner of 13th & Irving Sts There is a church on the corner which has an active member and people and cars show up on Sunday morning adding to the traffic, congestion and noise The Harriet Tubman Elementary School is directly across the street from the subject property and there is all kinds of congestion and traffic from children being dropped off from schools and picked up by their parents and walking from the schools every day

There are no less than 60 four level row houses on the 1300 block of Irving Street many of which have renters in the basement and a number of which have already been divided up and sold as 2-3 condos per building There is a senior citizens building on the north corner facing Irving Street which has over 40 apartments in it. Across the alley from that building is a condo building facing Irving Street which has over 25 condos in it At the Southwest corner of 13th and Irving sits another condo building which is 3-4 doors away from the subject property The 3-4 row houses just around the corner on Irving from the subject property were divided into two units each several years and they have a number of people coming and going from them.

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Irving Street is the main artery emergency vehicles –police, fire engines and ambulance use to get to the east side of the City and to the Washington Hospital Center complex of hospitals. There are already so many people crowded into this four block area the question is when will it end?

The problems we have with this many people and the people coming to and from the Columbia Heights metro is as follows: they throw trash on the street and in peoples' yards. The trash helps foster the substantial huge rat problem we have. They burrow in people's front and back yards. The CVS on the corner of 14th and Irving does not keep its exterior clean of debris every day. People park in peoples' parking pads illegally and look at you like you have no right to demand that they get out of your parking space. They get drunk on Friday and Saturday nights and drive cars into the newly planted trees (planted by the City) and destroy them.

Where are we headed –dividing up these historic homes into 8-10 spaces so developers can sell them for more than a \$1 million each? Developers like Mr. Glee and Rasheed Salem care nothing about all the noise, trash disrespect and other health hazards all of these people create.

The agreement that ANC Patrick Flynn reached with Mr. Glee and his group was simply a sell out and did not represent the collective wishes of the other 26 people who signed the petition against Mr. Glee and the Fenton Group's request for a variance. The ANC's granting of Mr. Glee's motion to support his request for a variance does not represent the wishes of the majority of the residents who live in this area.

On the basis of the foregoing as a homeowner who is affected by Mr. Glee's development in this small area I respectfully requests that the request for a variance to build 4 condos at 3112 13th St, N W be denied.

Sincerely,

Marie Wilson Lindsay

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