

November 16, 2014

Board of Zoning Adjustment
Government of the District of Columbia
bzasubmissions@dc.gov

RE: BZA No. 18790

Jefferson-11th Street LLC
2724 11th Street NW (Square 2859, Lot 89)
Letter of Opposition

Dear Chairman Jordan and Members of the Board:

I oppose application **18790** for variances from the lot area requirements and from the off-street parking requirements. I live at 1115 Fairmont Street and I am affected by the conditions at 2724. I have lived here for 12 years. I have reviewed information provided to me from the applicant and from the Tenants' Association at 2724 11th Street concerning the request to add 8 units to the building and for relief from the parking requirement, and I do not believe that these changes would be in the best interests of the tenants or the community. Now more than ever, the residents of 1B need our current density and parking requirements upheld by your board because of the sudden increase in conversion condos and in population that places new pressures on our neighborhood which heretofore was chiefly comprised of single-family homes. This congestion changes the character and feel of our block. I am concerned that renovations that will add additional units to the basement of 2724 in violation of the current density zoning and increased parking, foot traffic, and potential for a blocked one-way alley behind my house if these units are completed will bring greater harm to the neighborhood and diminish my enjoyment of my own property.

While the building is in need of substantial repairs, I share the concerns of the residents of 2724 11th Street that the current proposal will be needlessly disruptive to both tenants and the neighbors. In addition, given the number of unabated violations of the housing code in the building, I am concerned that the owners would not carry out new construction in a responsible fashion. Past construction at 2724 11th Street seriously exacerbated the rat problem fostered long ago by their property manager's negligent service: infrequent trash collection and an inadequate number of trash receptacles. To date, the applicant has not presented a plan for controlling the rat situation or a plan for minimizing other disruptions caused by their proposed construction. The owners of 2724 have deferred maintenance on this building for 40 years while they have enjoyed the benefits of a continual supply of rent. Now they want to transfer the cost of that deferred maintenance on to the tenants by submitting a hardship petition to impose a 31.5% rent hike upon their low income tenants and to exact a cost on the neighbors by asking for variances from parking and density requirements to serve their renovations.

Sincerely,

Maria Aronson
1115 Fairmont ST NW
Washington, DC 20009