

## **Cochran, Patricia (DCOZ)**

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**From:** Amal Mimish <mimishmimish@gmail.com>  
**Sent:** Tuesday, November 18, 2014 8:34 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Cc:** Rose M Berger  
**Subject:** BZA No. 18790; Jefferson St LLC

To the Members of the Board of Zoning Adjustment:

I live at 1114 Girard Street NW, just one door down from the building at 2724 11th Street NW. I am deeply concerned about the conditions of the building, and I believe that the building is in need of immediate maintenance. However, I do not believe that the current owners of the property should be awarded special privileges to renovate additional units in the basement of the building for a number of reasons.

The owners have deferred maintenance for four decades while collecting rents and leaving tenants to navigate hazardous and unsanitary conditions. These code violations have been documented numerous times by the DCRA. The failure to maintain the building for current tenants demonstrates not only a failure to their renters but a failure to the entire Columbia Heights community.

Rats, roaches, and bed bugs threaten nearby properties, especially my residence and surely are a nuisance (to say the least) to my neighbors residing at the 2724 11th Street building. My backyard is less than 50 feet from the building's dumpster and has not been maintained. Rats have been burrowing in my backyard and hiding in my garage between rummaging through the poorly kept dumpster. The slum-like conditions the Parker family has kept the building in has extended to much of the block.

This building is located on a blind alley, increasing the density of the building will only exacerbate concerns about clear and free access to the alley, especially for service and emergency vehicles. The Parkers are asking the community to pay for their inefficiency through higher density. I reject their request for special privileges.

Further, the owners have not worked with tenants or neighbors on their plans for renovations and additional units, they have left a hazardous unfinished construction site on the Girard Street side of the building for over a year, and have increased rents by 31% without any renovations or improvements for existing tenants. The Parker's actions demonstrate a failure to the community. I do not want to see my neighbors living in such conditions, and I myself am tired of being effected by them.

For the reasons, I do not want to see any special privileges given by the District of Columbia to the Ellis Parker family business (in this case, Jefferson-11 Street LLC), owners of 2724 11th street. I don't want them to be afforded any parking, density, or design variances.

Very sincerely,  
Amal A. Mimish  
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