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November 17, 2014

Lloyd Jordan
Board of Zoning Adjustments
441 4th St, NW
Suite 2105
Washington, DC 20001
bzasubmissions@dc.gov

Re BZA Variance for Application No 18790, 2724 11th St NW, Letter of Opposition

Dear Chairman Jordan and Members of the Board,

We are writing to express our opposition to BZA Application No 18790. We have reviewed information provided to us from the applicant and from the tenants association at 2724 11th St, NW concerning the request to add 8 units to the building and for relief from the parking requirement. We do not believe that these Zoning exceptions would be in the best interests of the tenants or the community at this time, until the current abysmal living conditions of the tenants are fixed or addressed to be resolved while construction on the building is being preformed. These issues, which have been documented and reported to both the landlord and the housing authorities include rats, roaches & bedbug infestations inside the building, deferred maintenance and repairs to individual apartments, common areas and the exterior, and garbage storage, removal and rat infestations in the alley.

As long as the building continues to suffer from the owners continued neglect, we share the concerns of the tenants at 2724 11th St, NW that the current request for special exceptions are not warranted until basic requirements have been met. Additionally, given the number of unabated violations of the housing code in the building, we are concerned that the owners would not carry out new construction in a responsible fashion.

At such point as the Landlord executes actual improvements to the current units, addresses operational deficiencies, and demonstrates a willingness and documented plan to address tenant concerns in an ongoing fashion, then and only then could the request for special exceptions to increase unit counts without additional parking be considered. Adding market rate units while maintaining current rent-controlled units can be a viable solution for all parties - as demonstrated by other successful such ventures in the city, but additional 2 bedroom family oriented units should be given higher priority over simply adding more studio and 1 bedroom units to simply maximize density/revenue. This would also be in line with the intent of other Zoning revisions currently being reviewed to protect and increase the stock of affordable family-oriented housing in the District.

For the reasons listed above, we respectfully request the BZA deny the currently requested relief, until such time as the applicant has worked with both the tenants and neighbors to address our collective concerns about the existing property and the proposed exceptions.

Sincerely,

Marc Parsons and Suzanne Parsons
1130 Girard St, NW

Board of Zoning Adjustment
District of Columbia
CASE NO.18790
EXHIBIT NO.65