



**JIM GRAHAM**  
**COUNCILMEMBER, WARD ONE**  
**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**WASHINGTON, D.C. 20004**



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Chairperson  
Committee on Human Services

November 17, 2014

Mr. Lloyd Jordan, Chairperson  
D.C. Board of Zoning Adjustment  
One Judiciary Square  
441-4<sup>th</sup> Street, NW Suite 2005  
Washington, DC 20001

RE: Case #18790

Dear Mr. Jordan,

I am writing to express my opposition to Case #18790.

I have reviewed the information provided from the Tenants Association at 2724 11<sup>th</sup> Street NW, concerning Jefferson LLC's request to add 8 units to the building and for relief from the parking requirement. I do not believe these changes would be in the best interests of the tenants or the community.

This variance is unnecessary, and if granted, would permit the property owner to develop the basement to build additional units. Currently, ten of the 24 units are vacant. Consequently, there is no need for the owners to develop new units given the existing vacancies and the poor living conditions present in the occupied units.

After decades of neglect and deferred maintenance, these owners have permitted the building to reach a state of advanced dilapidation, including rodent infestation, mold and general disrepair. There is no evidence that the property owners have taken any steps toward improving these conditions for the tenants currently residing there. Certainly there is reason to doubt that any future project would be undertaken with due respect for the tenants who are currently forced to live in terrible conditions.

Based on the obvious and serious violations of the D.C. Code and the strong opposition from both tenants and neighbors of 2724-11<sup>th</sup> Street NW, I urge you to oppose this variance request.

Bests,

JG/jl

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18790  
EXHIBIT NO.67