



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



1350 Pennsylvania Avenue, N.W.
Suite 105
Washington, D.C. 20004

202-724-8181
202-724-8109 (fax)

jgraham@dccouncil.us
jim@grahamwone.com
www.grahamwone.com

Chairperson
Committee on Human Services

November 17, 2014

Mr. Lloyd Jordan, Chairperson
D.C. Board of Zoning Adjustment
One Judiciary Square
441-4th 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 11th 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 2724-11th Street NW, I urge you to oppose this variance request.

Bests,

JG/jl