

RE: BZA Application 19188

February 20, 2016

Dear Board of Zoning,

I am writing to express my opposition to the construction of a 3 story apartment house by Reneau Real Estate LLC. at 1719 T St NW.

Having been a local resident of the neighborhood for almost two years, I have been disappointed and dismayed by the actions of Reneau Real Estate company. Reneau owns another property in the neighborhood, 1924 17th St NW, which has been a persistent problem to the neighborhood. The property at 1924 17th St NW has been repeatedly cited and fined by the city for failing inspections both inside and outside. The neglectful management of this property by Watassa Management has allowed this property to be a breeding ground for rats which has negatively affected the quality of life in the neighborhood. As an example, the rat problem has resulted in thousands of dollars worth of damage to several cars parked in the alley as the rats have entered the engine compartment of several cars and chewed through wires and fan belts. My own property is over run with these rats as they migrate at night from 1924 17th street in search for food- I often startle them in the alley way at night leaving 1924 17th street bin area heading into the alley towards my home. As an experiment I trapped more than 40 rats in the space of 4 weeks on my property- which is entirely paved and thus has no burrows- the source is 1924 17th street. Similarly, Reneau Real Estate company has failed to spend minimal funds for the exterior maintenance of this property. For example, leaves in the fall would not be raked for several months at a time and there is no lawn in front of this property- just dirt. Even the railing for the stair case is missing.

In summary, I have serious concerns about any future projects of Reneau Real Estate company given its past poor performance history in our neighborhood. The owners of the company have shown that they do not seem to understand or practice the basic standards of properly managing their properties. This has resulted in a significant negative impact to the neighborhood. Having another "problem rental property" is not want the neighborhood needs.

Sincerely,

David Martin

1713 Willard St NW

Submitted on 2/20/2016 by:

David Martin

1713 Willard Street