

Cochran, Patricia (DCOZ)

From: Karen Ramsey <kareneramsey@hotmail.com>
Sent: Wednesday, February 14, 2018 8:46 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Statement in Opposition to Case 19635 HJB Properties

Dear BZA Chair,

I am a Trinidad resident and have attended meetings and hearings about this special exception request to Case 19635 for HJB Properties at 1121 Morse St NE in my neighborhood. The last meeting on this was the full ANC5D meeting which ended late last evening and just prior to your review of this case this morning. Listening to residents and the applicant I fall in opposition to this request. Residents have unfortunately learned consequences of development before new regulations were put in place and are seeking to avoid negative impacts from pop backs and pop ups that change the character of the neighborhood.

These photos below are from that block and the next block over and show the giant walls that appear next to homes. They do impact air, light, and quality of life of home owners.

I do not envy your position in choosing between a developer and long-time homeowners in these cases but think no one can envy or desire a property in a single-family home residential neighborhood that is next to or near one of these units with a 35 or 40 foot wall engulfing their home. Most often, as is nature of real estate, that developer builds and leaves the neighborhood at a profit but homeowners suffer long-term consequences.

The new zoning regulations with the 10 foot set back are in place for a reason to protect homeowners. Allowing more sets just precedent for more developers to do the same. The neighbors have asked for those new regulations to be upheld and I support their request for that.

There are areas in Trinidad that are zoned for higher density development along Bladensburg Rd, Mt Olivet Rd and Florida Avenue where that is welcome and supported.

Thank you for your consideration in this matter.

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